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Putting your home on the map

**24 Cross Street, Camborne,  
Cornwall, TR14 8EX**

**Guide Price £95,000 - £105,000  
plus fees  
Freehold**





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## **Property Introduction**

Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to [www.cliveemson.co.uk](http://www.cliveemson.co.uk) or contact Clive Emson Auctioneers on 01392 366555.

Offering sizeable accommodation over two floors, this has a planning granted under number PA23O5196 to convert into two dwellings. Located in the heart of Camborne, the property has great access to public transport.

Once converted each property would have lounge, kitchen/dining room, two bedrooms and a first-floor bathroom along with outside space.

## **Location**

The property is situated in central Camborne on the corner of Cross Street and Victoria Street. Camborne has a variety of commercial premises and schooling with a mainline railway station connecting to Truro and on to London Paddington. This is located within a few hundred yards of the property. The bus station is also a similar distance away.

### **ACCOMMODATION COMPRISES**

The accommodation comprises presently front door into

#### **RECEPTION 13' 3" x 12' 3" (4.04m x 3.73m) maximum measurements**

Large double-glazed window to the front. Three radiators. Internal hallway with large storage cupboard and doors off to office 1, radiator, internal window into reception.

#### **OFFICE ONE 9' 5" x 8' 8" (2.87m x 2.64m)**

Radiator. Internal window.

#### **OFFICE TWO 9' 5" x 8' 8" (2.87m x 2.64m)**

Radiator. Internal window.

#### **OFFICE THREE 9' 7" x 8' 8" (2.92m x 2.64m)**

Radiator. Internal window.

### OFFICE FOUR 9' 4" x 8' 2" (2.84m x 2.49m)

Radiator. Internal window. This leads into:

### KITCHEN/UTILITY ROOM 23' 6" x 4' 0" (7.16m x 1.22m) maximum measurements

Radiator. stainless steel single drainer sink unit. Cupboards and work surfaces. Door into:

### WC

Two separate cubicles. Wall mounted boiler. (NB: If existing planning is followed this single storey extension housing the two WC's would be demolished.) From Cross Street, a further door also opens into a further hallway which has an integral door into the reception (if needed).

### FIRST FLOOR LANDING

Big and spacious with skylight window. Radiator.

### FIRST FLOOR OFFICE ONE 16' 11" x 14' 11" (5.15m x 4.54m) maximum measurements into bay

Dual aspect with sash window to side and double-glazed window to front. Radiator.

### FIRST FLOOR OFFICE TWO 10' 7" x 10' 2" (3.22m x 3.10m)

Sash window to side. Radiator.

### FIRST FLOOR OFFICE THREE 11' 10" x 11' 10" (3.60m x 3.60m) maximum measurements

Sash window to the side. Radiator. From this room, stairs lead up to a:-

### LARGE ATTIC SPACE 48' 2" x 15' 1" (14.67m x 4.59m)

Restricted height and a skylight window.

### FIRST FLOOR OFFICE FOUR (section one- sub-divided) 11' 5" x 5' 8" (3.48m x 1.73m)

Radiator. Sash window to side.

### FIRST FLOOR OFFICE FOUR (section two - sub-divided) 11' 6" x 5' 9" (3.50m x 1.75m)

### BATHROOM

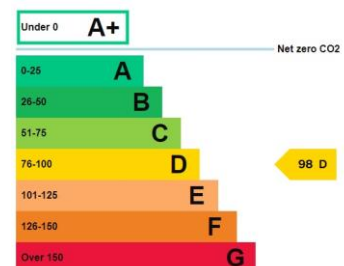
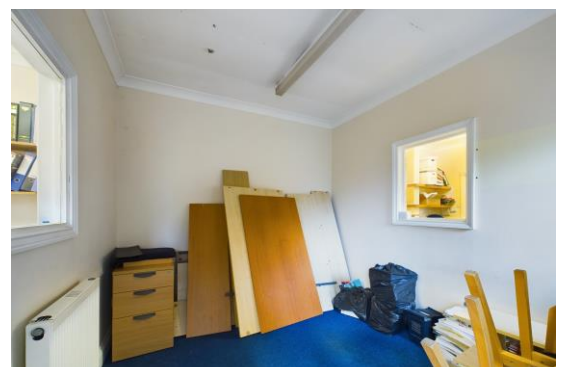
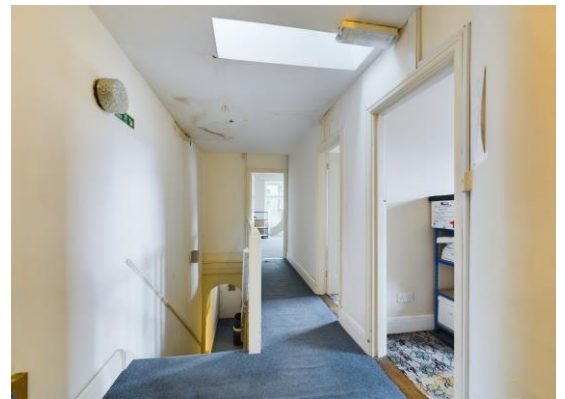
A panel bath with wall-mounted shower over, low level WC, common washout basin and heated towel rail.

### OUTSIDE

From the internal hallway on the ground floor, a door opens into a garden with a small lawn and walled boundaries which is presently overgrown. There is also a yard area to the side of one of the front doors. Both of these would be accommodated using current planning to provide outside space for the two properties.

### DIRECTIONS

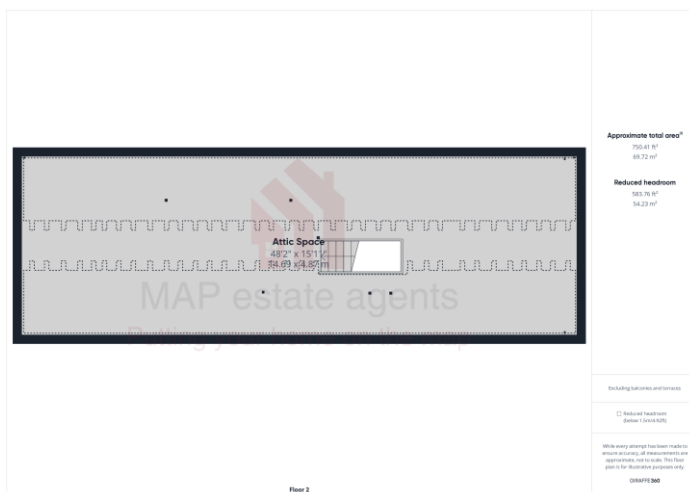
From Camborne Police station, proceed along South Terrace, passing the surgery and Community Centre. At the double roundabout take the second left into Cross Street, following this round to the left. The property is then on the right hand side on the junction with Victoria Street. If using What3words:-  
uncle.massaging.tools





## MAP's top reasons to view this home

- Large property with planning for conversion to make two properties
- Central location
- Proposed properties will both have two bedrooms
- Lounge with separate kitchen/dining room
- Outside garden/yard for both properties
- Being sold with no chain
- Investment/conversion opportunity
- Being sold in conjunction with Clive Emson auctioneers
- Planning reference number - PA2305196



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