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**Rectory Road,
Camborne**

**£140,000
Freehold**





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Property Introduction

Presented to a high standard throughout, this extended terraced house is offered for sale chain free to cash purchasers only due to a mundic 'B' sample found in the internal walls.

The extension has created a light and airy living environment with the two double bedrooms on the first floor featuring an en-suite and dressing area for the principal bedroom. On the ground floor one will find a lounge, remodelled fitted kitchen, contemporary style shower room and to the rear a dining/living room with full width windows and skylights. Heating is provided by a gas boiler supplying radiators and there is uPVC double glazing throughout.

The gardens are enclosed and have been designed to be easy to maintain and lie to both the front and rear and parking is available on the resin finished driveway to the front. An exceptional property that requires closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended.

Location

Situated within a virtual level walk of the town centre, the property is ideally located for access to local shops, banks and a mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 can be accessed within half a mile, within twelve miles there is the county town of Truro which is the shopping centre for Cornwall, Falmouth with its university campus on the south coast is within a similar distance and the north coast beaches at Portreath and Gwithian are both within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Stairs to first floor and door to:-

LOUNGE 11' 4" x 9' 6" (3.45m x 2.89m)

uPVC double glazed window to the front. Focusing on a tiled fire surround and hearth with an electric fire, understairs storage cupboard and radiator.

KITCHEN 9' 6" x 9' 3" (2.89m x 2.82m)

Wide squared archway through to the dining/living room. Remodelled with a range of eye level and base gloss cream units

and with adjoining square edge working surfaces incorporating an inset one and a half bowl sink unit with mixer tap. Space for slot in cooker and space for automatic washing machine.

LIVING/DINING ROOM 13' 7" x 12' 5" (4.14m x 3.78m)

uPVC double glazed full width windows to the rear incorporating French doors and with full width skylights. A light and airy room with inset spotlighting, laminate flooring and a radiator. Cupboard housing 'Worcester' combination gas boiler.

SHOWER ROOM

Contemporary in design with a close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower with full ceramic tiling to walls. Ceramic tiled floor, inset spotlighting and towel radiator.

FIRST FLOOR LANDING

A central landing with access to loft space and doors opening off to:-

PRINCIPAL BEDROOM ONE 12' 5" x 9' 6" (3.78m x 2.89m)

Six door wardrobe unit and radiator. Wide squared archway through to:-

DRESSING AREA 10' 3" x 7' 3" (3.12m x 2.21m)

uPVC double glazed window to the rear. Inset spotlighting and radiator. Door to:-

EN-SUITE SHOWER ROOM

Again contemporary in style with close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower and full ceramic tiling to walls. Ceramic tiled floor, inset spotlighting and towel radiator.

BEDROOM TWO 11' 5" x 11' 3" (3.48m x 3.43m) maximum measurements, irregular shape

uPVC double glazed window to the front. Recessed two door wardrobe. Further wardrobe with dressing table to side and radiator.

OUTSIDE FRONT

To the front double gates open on to the driveway which gives parking for one vehicle and has a resin bonded low maintenance finish. There are planted shrub borders which are stocked with a variety of mature shrubs.

REAR GARDEN

The rear garden is enclosed, continues the low maintenance theme being laid with artificial grass and featuring a slabbed patio at the bottom of the garden. There are a range of planted shrubs, timber storage shed and pedestrian access leads out onto a rear access. External water supply.

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'A'.

Further to a second stage mundic block test carried out in 2023, two samples have been classified as Class 'B' mundic meaning it's not considered suitable for mortgage purposes. A copy of the mundic test is available upon request.

SERVICES

Services connected include mains electric, mains drainage, mains water and mains gas.

DIRECTIONS

From Church Road with the parish church on your left, take the next turning left into Rectory Road and then continue passing Sandville Crescent on the left hand side and the property will be identified by our For Sale Board on the right. If using What3words:- closes.flinches.bunch



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Cash purchase only
- Extended terraced house
- Presented to a high standard throughout
- Two double size bedrooms
- Principal bedroom with en-suite
- Lounge
- Refitted kitchen
- Ground floor shower room/WC
- Dining/living room
- Enclosed gardens and parking

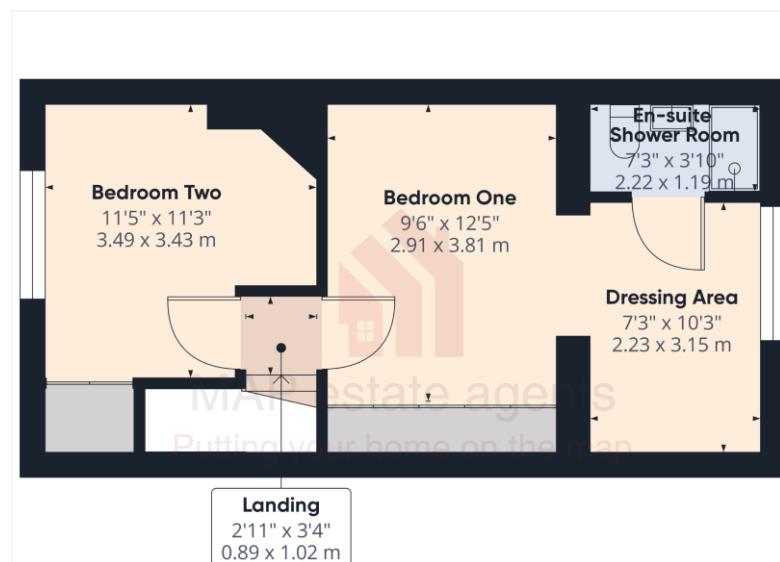


Approximate total area^a
464.4 ft²
43.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area^a
380.85 ft²
35.38 m²

(1) Excluding balconies and terraces

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