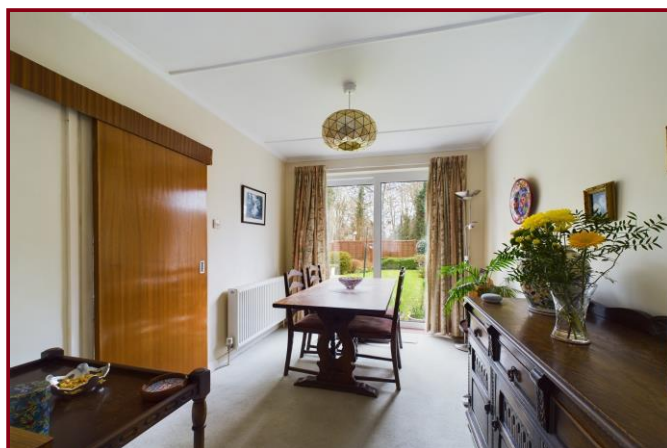




MAP estate agents
Putting your home on the map

**Sandfield Crescent,
Camborne**

**£310,000
Freehold**





**Sandfield Crescent,
Camborne**

**£310,000
Freehold**

Property Introduction

Ideal as a family home, this semi-detached house is being offered for sale for the first time since being built in 1966.

Occupying a generous corner plot, there are three bedrooms, a lounge with partial room divider to the dining area and a fitted kitchen. The utility room gives access to an integral garage, there is a remodelled shower room on the first floor and a separate WC. Heating is provided by a gas fired boiler supplying radiators and the property is double glazed. The gardens, which lie on three sides, are largely lawned with a range of mature shrubs giving a good level of ground cover and there is a storage shed.

Properties in this location rarely come to the market and viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection.

Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with 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, Godrevy and Gwithian are within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

ENTRANCE PORCH

Half glazed door and screen to:-

HALLWAY

Stairs to first floor, corner cupboard and radiator. Doors opening off to lounge and kitchen.

LOUNGE 12' 3" x 11' 9" (3.73m x 3.58m)

uPVC double glazed window to the front. Radiator. Partial room divider to:-

DINING ROOM 9' 10" x 7' 9" (2.99m x 2.36m)

uPVC double glazed patio doors opening onto the rear garden. Radiator. Door to:-

KITCHEN 9' 4" x 9' 4" (2.84m x 2.84m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces incorporating an inset colour coordinated one and a half bowl sink unit with mixer tap. Built-in oven with hob over, extensive ceramic tiled splashbacks and radiator. Door to:-

REAR VESTIBULE

uPVC double glazed door to rear. Ceramic tiled floor and doorway to:-

UTILITY 5' 9" x 5' 7" (1.75m x 1.70m)

uPVC double glazed window to the rear. Butler sink and plumbing for an automatic washing machine. Ceramic tiled floor. Door to integral garage.

FIRST FLOOR LANDING

uPVC double glazed window to the rear. A central landing with an airing cupboard containing a copper cylinder and doors opening off to:-

BEDROOM ONE 14' 11" x 11' 0" (4.54m x 3.35m)

Full height uPVC double glazed window to the front. Radiator and recessed cupboard. Door to:-

BALCONY 14' 1" x 3' 1" (4.29m x 0.94m)

Enclosed by railings and enjoying an elevated view to the front elevation.

BEDROOM TWO 12' 3" x 11' 10" (3.73m x 3.60m)

uPVC double glazed window to the front. Recessed storage cupboard and radiator.

BEDROOM THREE 11' 7" x 8' 3" (3.53m x 2.51m)

uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a vanity wash hand basin, corner shower enclosure with plumbed shower and with full ceramic tiling to walls. Inset spotlighting and towel radiator.

WC

uPVC double glazed window to the rear. Low level WC.

OUTSIDE FRONT

To the front of the property double gates open onto the drive giving additional parking if required and the garden is largely lawned with a range of mature shrubs. Pedestrian access leads to one side of the property.

REAR AND SIDE GARDEN

To the rear and side of the property the gardens again are largely lawned with a range of mature shrubs, there is a timber storage shed and an external water supply to the rear of the property.

INTEGRAL GARAGE 17' 10" x 8' 8" (5.43m x 2.64m)

Up and over door to the front and with a uPVC double glazed window to the side. Wall mounted 'Worcester' gas boiler, power and light connected.

AGENT'S NOTE

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

DIRECTIONS

From Church Road with the parish church on your left take the next turning left into Rectory Road and then the entrance to Sandfield Crescent will be found second left. If using What3words:- revists.compounds.touches

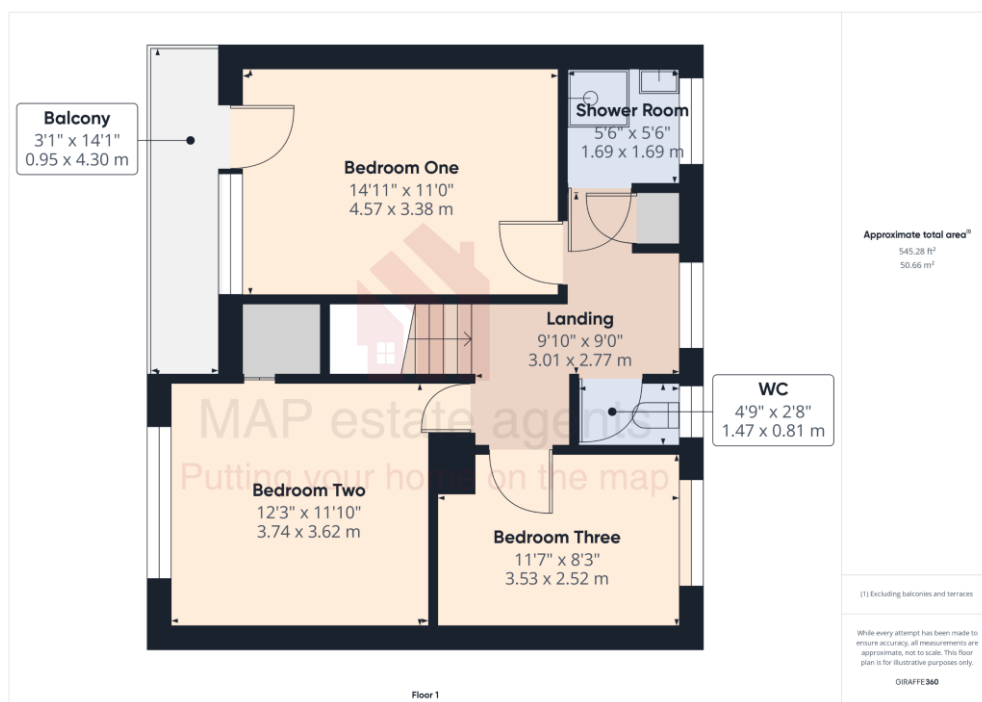
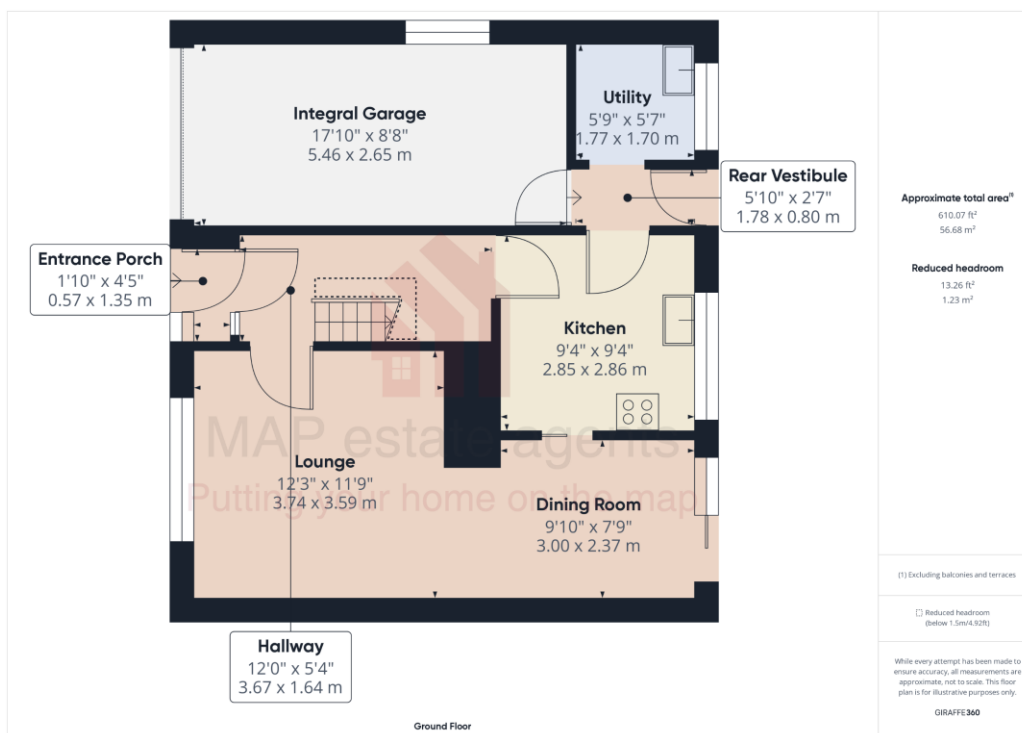


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house in popular location
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- Utility room
- Gas central heating
- Double glazing
- Corner plot gardens
- Integral garage
- Close to town and schooling



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.