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**Barripper,
Camborne**

**£245,000
Freehold**





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Property Introduction

An opportunity to purchase this well presented end of terrace property located in a central village position.

The property which offers many characteristic features has in recent years been subject to several improvements, one of which being refitting the kitchen.

As you would expect from a property of this period there are many character features alongside the modern improvements which make this a wonderful home to live in.

Throughout the property has double glazed windows and doors whilst to the ground floor are radiators run from an LPG system.

Externally to the front are parking facilities on a brick driveway whilst to the rear the garden is enclosed on two levels with access to a useful outbuilding.

Location

Barripper is located approximately one mile south west of Camborne which offers a good variety of local and national shops as well as a mainline Railway Station operating to London Paddington. Barripper is a rural village and therefore benefits from a variety of countryside walks being on the doorstep whilst both north and south coasts are within a reasonable travelling distance with their contrasting coastlines.

The cathedral city of Truro is approximately eighteen miles distant, this being the main centre in Cornwall for business and commerce.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

ENTRANCE HALLWAY

Radiator. Wood floor. Staircase giving access to the first floor.

DINING ROOM 11' 10" x 9' 10" (3.60m x 2.99m)

uPVC double glazed window to the front elevation. Open fireplace with wood lintel, radiator, double doors giving access to:-

LOUNGE 13' 9" x 11' 2" (4.19m x 3.40m)

uPVC double glazed window to rear elevation. Feature wood burner set in a floor to ceiling granite fireplace and hearth. Radiator. Understairs storage cupboard, wall light points, access through to:-

REFITTED KITCHEN 18' 2" x 6' 3" (5.53m x 1.90m)

uPVC double glazed doors to exterior and uPVC window to side elevation. A good range of wall mounted and base storage cupboards with a range of work surfaces incorporating a one and a quarter sink unit with mixer tap, under cupboard lighting on dimmer, breakfast bar, down lighters, built-in double oven, plumbing for automatic washing machine, induction hob with feature splashback with stainless steel extractor over and tiled floor.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation, radiator and access to loft.

BEDROOM ONE 10' 9" x 9' 2" (3.27m x 2.79m)

uPVC double window to front elevation, built-in wardrobes with high storage over.

BEDROOM TWO 10' 7" x 10' 6" (3.22m x 3.20m)

uPVC double glazed window to rear elevation.

BATHROOM

uPVC double glazed window to front elevation. A modern suite comprising of shower cubicle, WC with concealed cistern and wash hand basin with double drawer under and mirror cabinet over. Chrome dual fuel heated towel rail and down lighters.

OUTSIDE FRONT

Immediately to the front of the property are parking facilities on the bricked driveway.

REAR GARDEN

An enclosed garden with paved patio, useful water tap and an archway giving access to an additional area of garden which has lawn to either side of a paved pathway giving access to a summerhouse with power connected. A gateway from the garden gives access to the pavement.

AGENT'S NOTE

The Council Tax band for the property is band 'A'

DIRECTIONS

Proceeding into Barripper passing the school on the left hand side, as you enter the village African Row is situated on the left hand side identified by our 'For Sale' board. If using What3words:- gripes.irrigated.shipwreck



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- An end terrace character
Property with chain-free sale
- Lounge with feature
fireplace and wood burner
- Separate dining room
and refitted kitchen
- Two first floor bedrooms
- Modern bathroom suite
- LPG heating
- Double glazed windows
and doors
- Enclosed rear garden
- Bricked driveway
- Central village location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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