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**Edward Street, Tuckingmill,  
Camborne**

**£245,000**  
**Freehold**





## Edward Street, Tuckingmill, Camborne

£245,000

Freehold

### Property Introduction

Offered for sale chain free and situated within a popular residential road, this terraced cottage has been extended and updated to create an inviting family home. Benefiting from three bedrooms and a re-styled bathroom on the first floor, there is a lounge which focuses on a floor to ceiling stone fireplace, which houses a multi-fuel stove and there is an open beam ceiling. The kitchen/dining room is fitted with an attractive range of Shaker-style units, with beech wood working surfaces, a butler sink and integrated oven and hob. The cottage is warmed by a gas boiler supplying radiators and there is uPVC double glazing throughout.

To the rear of the property the garden is enclosed and features a patio which is ideal for alfresco dining and a gentle slope leads up to the remainder of the garden which is largely lawned. There are planted borders, a timber storage shed and a parking area to the rear suitable for two vehicles. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

### Location

Located in a popular road set away from passing traffic and yet convenient for access to the town of Camborne, which is within half a mile. Camborne offers an eclectic mix of local and national shopping outlets, there are Public Houses, a Post Office and a mainline Railway Station with direct links to London and the north of Country.

Truro, the administrative and cultural heart of Cornwall is within 13 miles, the north coast of Portreath noted for it's sandy beach and harbour is within 5 miles and the south coast University town of Falmouth is within 14 miles.

### ACCOMODATION COMPRISES

uPVC double glazed door opening to:

#### **LOUNGE 17' 2" x 12' 7" (5.23m x 3.83m)**

uPVC double glazed window to the front. Focussing on a floor to ceiling granite lintel fireplace With a recessed STOVAX multi-fuel stove set on a slate hearth. Alcoves to either side of the fireplace with third height storage cupboards. Open beamed ceiling and laminate flooring. Staircase to first floor with storage cupboard beneath and two radiators. Door to:

## KITCHEN/DINING ROOM 16' 10" x 13' 11" (5.13m x 4.24m)

uPVC double glazed French doors to the rear and uPVC double glazed window to rear. The kitchen area is fitted with a range of eye-level and base Shaker-style units having adjoining square edge beech block working surfaces set on three sides and features an under slung butler sink with a porcelain drainer. Built in double oven with ceramic hob and cooker hood over. Extensive ceramic tiled splash backs, space and plumbing for a washing machine and dishwasher and wall mounted 'Baxi' combination gas boiler. Radiator. New waterproof lvt flooring.

## FIRST FLOOR LANDING

With doors opening to:

## BEDROOM ONE 14' 0" x 9' 1" (4.26m x 2.77m)

uPVC double glazed window to the rear. Radiator and access to loft space

## BEDROOM TWO 12' 8" x 9' 5" (3.86m x 2.87m)

uPVC double glazed window to the front. Radiator.

## BEDROOM THREE 9' 5" x 6' 11" (2.87m x 2.11m)

uPVC double glazed window to the front. Radiator and over-stairs storage cupboards.

## BATHROOM 10' 4" x 7' 7" (3.15m x 2.31m)

uPVC double glazed window to the rear. Remodelled with a contemporary-style suite consisting of pedestal wash hand basin, close coupled WC and panel bath with central fill. Separate oversized shower enclosure with Ariston electric shower over, extensive ceramic tiling to walls and ceramic tiled floors. Radiator.

## OUTSIDE REAR

The rear garden is enclosed and features a cottage-style garden with an extensive paved patio immediately off from the kitchen/dining room which is ideal for alfresco dining. A gentle slope leads up to the remainder of the garden which is mainly laid to lawn and there are planted raised shrub borders. Timber storage shed. External water supply. Gate to : Parking for two vehicles accessed from a lane to the rear.

## AGENTS NOTE

Council Tax Band A

## DIRECTIONS

Upon exiting Tesco's carpark, turn left and then left again at the traffic lights. At the roundabout take the second exit heading towards Tuckingmill. Then take the second turning left just prior to the church on the right hand side and then turn right into Edward Street where the property will be found on the left hand side. If using What3Words: Slope.Disbanded.Relay

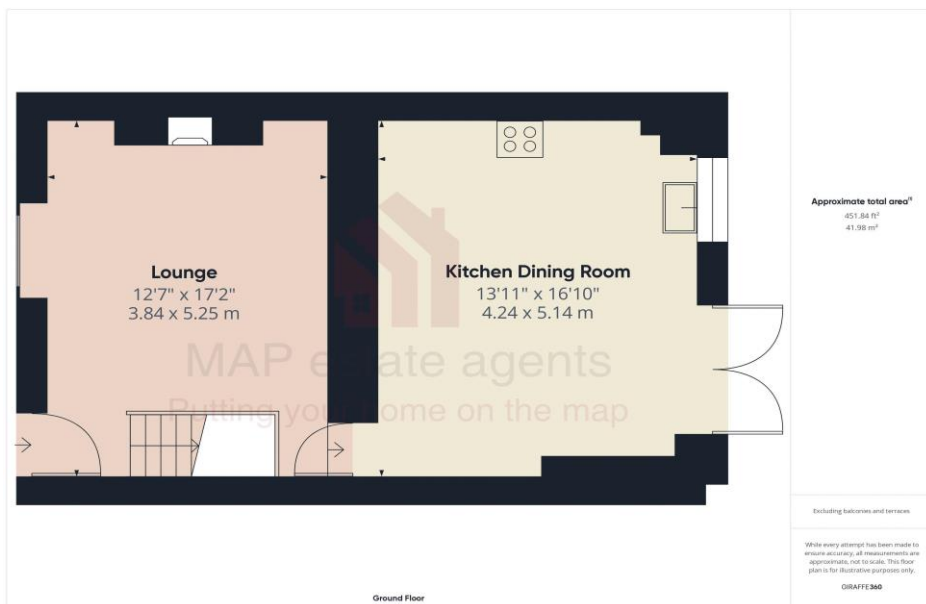


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Modernised and extended character cottage
- Popular residential street
- Three bedrooms
- Lounge with multi-fuel stove
- Generous kitchen dining room
- First floor bathroom
- Gas central heating
- uPVC double glazing
- Enclosed rear garden and parking
- Parking to rear



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