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**Wellington Road,  
Camborne**

**£320,000  
Freehold**





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## **Property Introduction**

Offered for sale chain free, this granite fronted Victorian style, semi detached house is ideal for family occupation. It benefits from three bedrooms and a family bathroom on the first floor, there is a lounge which features deep coving, a dining room and a fitted kitchen/breakfast room. The landing has a wide area to the rear which would suit as a home office if needed and 'fold-up' stairs lead to a floored attic with velux windows. The vendors have previously used the attic as an additional bedroom. With the exception of French doors in the dining room, the property is double glazed and heating is provided by a mains gas boiler.

To the outside, the property is set back from the pavement by a dwarf wall and there is a drive giving additional parking to the side which leads to the attached garage. The rear garden is mainly lawned with a patio and offers a good level of security and privacy. Within a few yards of the town centre, viewing our interactive virtual tour is strongly recommended to fully appreciate the accommodation on offer.

## **Location**

Wellington Road is conveniently located within 200 metres of the town centre. Camborne offers a mix of both national and local shopping outlets. There are major banks and a main line railway station which connects with London Paddington and the north of England. The A30 trunk road can be accessed within three quarters of a mile.

Truro, the administrative and cultural centre of Cornwall, is within 13 miles and Falmouth and the south coast, which is Cornwall's university town, is within a similar distance. The north coast village of Portreath, which is noted for its sandy beach and harbour, is within 6 miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:

### **ENTRANCE VESTIBULE**

Coved ceiling. Coloured glass feature door opening to:

### **HALLWAY**

Coved ceiling. Radiator. Stairs to first floor with storage cupboard beneath. Cloaks hanging recess with radiator. Door to:

### **LOUNGE 13' 6" x 11' 8" (4.11m x 3.55m)**

uPVC double glazed bay window to the front. Fireplace with wooden surround with black granite hearth housing a gas coal effect fire. Deep coved ceiling and a central ornate rose. Radiator.

### **DINING ROOM 12' 4" x 11' 8" (3.76m x 3.55m)**

Single glazed French doors to the rear. One wall with exposed stone with a gas log effect fire set on a hearth. Coved ceiling, dado rail. Radiator.

### **KITCHEN/BREAKFAST ROOM 17' 1" x 9' 8" (5.20m x 2.94m)**

Enjoying a dual aspect with uPVC double glazed windows to the rear and side. uPVC double glazed door to side. Fitted with a range of eye level and base units having adjoining roll top edge work surfaces arranged to form a breakfast bar. Built in eye level double oven, adjacent inset ceramic hob with cooker hood over. Space and plumbing for automatic washing machine and tumble dryer. Further appliance space. Inset colour coordinated one and a half bowl sink unit with mixer tap. Radiator.

### **FIRST FLOOR LANDING**

On two levels with a dado rail and a radiator. Folding steps lead up to the attic and to one end of the landing there is a wide area - 9'8" (2.96m) x 6'11" (2.12m) Suitable for use as a home office and featuring a generous airing cupboard housing a Worcester gas boiler. Doors open to:

### **BEDROOM ONE 11' 7" x 10' 0" (3.53m x 3.05m)**

uPVC double glazed window to front. Radiator. Coved ceiling.

### **BEDROOM TWO 11' 9" x 11' 7" (3.58m x 3.53m)**

uPVC double glazed window to front. Radiator. Coved ceiling.

### **BEDROOM THREE 8' 4" x 6' 11" (2.54m x 2.11m)**

uPVC double glazed window to rear. Fitted six drawer wardrobe units. Radiator.

### **BATHROOM**

uPVC double glazed window to rear. Fitted with close coupled WC. Pedestal wash hand basin. Panelled bath with mixer shower. Corner shower enclosure with shower panelling and featuring a plumbed shower. Extensive ceramic tiling to walls. Radiator.

### **ATTIC ROOM 12' 10" x 12' 7" (3.91m x 3.83m)**

Two double glazed velux skylights. Access to eaves storage spaces.

### **OUTSIDE**

FRONT - Part enclosed and designed to be low maintenance and paved driveway to the side giving access to the garage which allows for additional parking if required.

### **GARAGE 22' 2" x 10' 0" (6.75m x 3.05m)**

Attached to the property. Up and over door. Power, light and water connected. uPVC double glazed window. Courtesy door to rear. Door opening to:

### **UTILITY ROOM 8' 10" x 6' 11" (2.69m x 2.11m)**

Plumbing for washing machine. Ceramic tiled floor. Wall mounted wash hand basin. Door to:

### **WC**

Close coupled WC. uPVC single glazed window to side.

### **REAR**

Enclosed garden mainly laid to lawn with a patio. Raised flower beds. Outside water supply.

### **AGENTS NOTE**

Council Tax - Band C. Services connected - Mains water, drainage, electricity and gas.

### **DIRECTIONS**

From Camborne church, head away from the town and turn immediately right into Wellington Road. Driving down Wellington Road, number 58 will be identified on the right hand side. If using what three words: reserves.transmit.inspects.

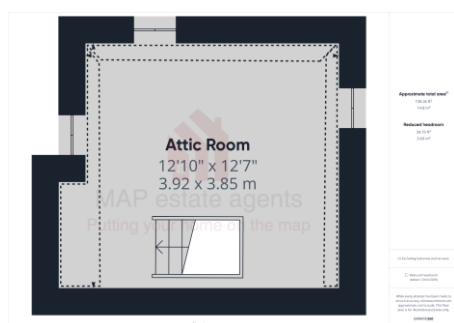


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Chain free sale
- Victorian style semi-detached house
- Three bedrooms
- Attic room with folding staircase
- Lounge and dining room
- Kitchen breakfast room
- First floor bathroom
- Gas central heating
- Double glazed (excluding French doors)
- Garden, garage and parking



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