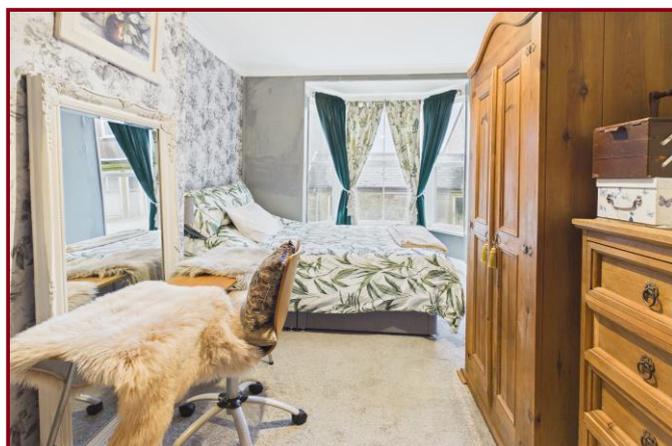




**MAP estate agents**  
Putting your home on the map

**Cross Street,  
Camborne**

**£195,000  
Freehold**





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Camborne**

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## **Property Introduction**

This well-presented three-bedroom terraced cottage offers spacious and versatile accommodation, ideal for family living.

The property boasts an impressive 30ft living/dining room, providing a wonderful open space for both relaxing and entertaining. There is a generous-sized kitchen with ample storage and workspace, along with a well-appointed family bathroom.

Externally, the home benefits from a private rear courtyard, perfect for low-maintenance outdoor enjoyment. On-street parking is available, and the property is conveniently situated within a short distance of the town centre, offering easy access to local amenities, shops, and transport links.

Presented in good condition, this charming cottage would make an excellent family home or investment opportunity.

## **Location**

The property is situated in central Camborne on the corner of Cross Street and Victoria Street.

Camborne has a variety of commercial premises and schooling with a mainline railway station connecting to Truro and on to London Paddington, this is located within a few hundred yards of the property. The bus station is also a similar distance away.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE PORCH**

Accessed via uPVC door, carpet flooring, internal door to :-

### **INNER HALL**

Stairs rising to the first floor, access to all ground floor accommodation, wall mounted radiator, wood effect flooring.

### **LIVING/DINING ROOM 30' 3" x 10' 9" (9.21m x 3.27m)**

A spacious and well-presented living room enjoying a large double-glazed window to the front, creating a light and airy feel. The room is centred around an attractive feature fireplace with gas fire inset and slate hearth, providing a warm focal point. Finished with carpet flooring, the space flows openly into :-

## DINING AREA

Double glazed door to the rear garden. Wall mounted radiator, wood effect flooring.

## KITCHEN 19' 7" x 7' 4" (5.96m x 2.23m)

A light and practical kitchen fitted with a range of wall and base units, complemented by wood-effect roll top work surfaces and a stainless-steel sink with drainer. There is space for under-counter appliances and a freestanding electric cooker. Two double glazed windows to the side provide excellent natural light, while a double-glazed door offers direct access to the rear garden. The room further benefits from a breakfast bar area, wall-mounted radiator, and tile-effect vinyl flooring.



## FIRST FLOOR LANDING

Split level landing offering access to all first-floor accommodation, access to loft via hatch, carpet flooring.

## BEDROOM ONE 17' 6" x 8' 4" (5.33m x 2.54m)

Wall mounted radiator, carpet flooring, double glazed bay window to the front.

## BEDROOM TWO 14' 9" x 8' 8" (4.49m x 2.64m)

Double glazed window to rear, wall mounted radiator, carpet flooring.



## BEDROOM THREE 11' 4" x 5' 6" (3.45m x 1.68m)

Double glazed window to front, wall mounted radiator.

## BATHROOM

The bathroom is fitted with a two-piece suite comprising a panelled bath with mains shower over and tiled surround, along with a pedestal wash hand basin. An opaque double-glazed window to the side provides natural light whilst maintaining privacy. Further benefits include a wall-mounted radiator and practical vinyl flooring.



## SEPARATE WC

Double glazed opaque window to the side, fully tiled walls, low level WC, vinyl flooring.

## OUTSIDE

To the rear, the property enjoys a fully enclosed, low-maintenance garden, thoughtfully designed with extensive stone paving ideal for outdoor dining and entertaining. A low-level planted border adds a touch of greenery, complemented by an additional area of artificial lawn for year-round ease. The garden also benefits from gated rear access leading to a pedestrian walkway.



## AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Gas Central heating boiler is located in the kitchen.

## SERVICES

The property benefits from mains water, mains electricity, mains drainage and mains gas.

## DIRECTIONS

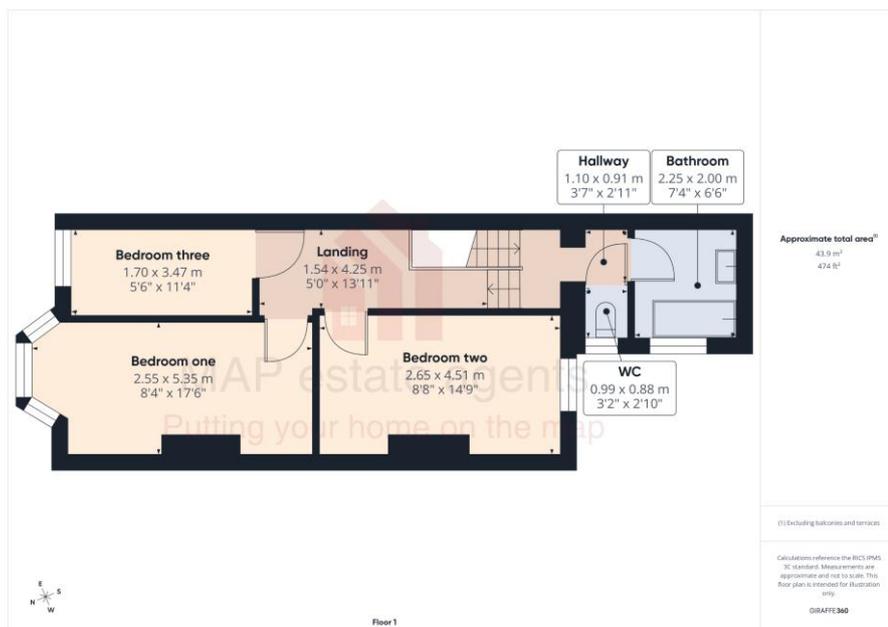
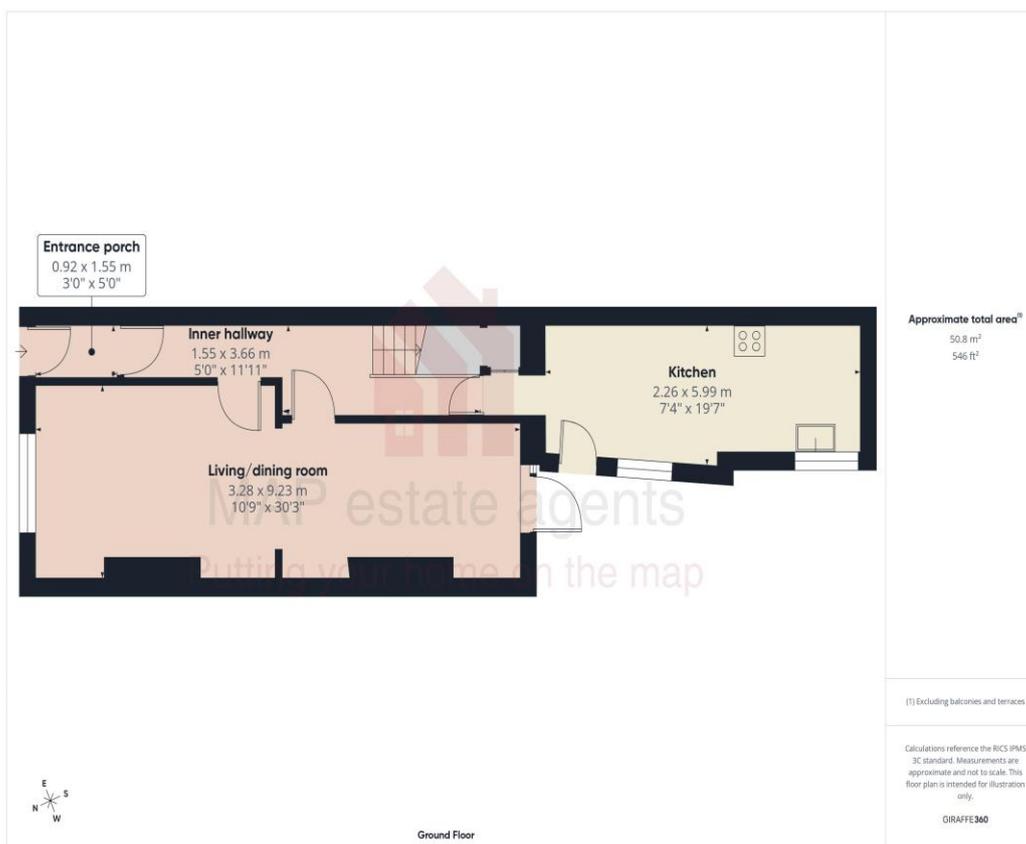
From Camborne Police station, proceed along South Terrace, passing the surgery and Community Centre. At the double roundabout take the second left into Cross Street, following this round to the left. The property is then on the left hand side. If Using What3 Words: sweated.confirms.rewrites

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(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

- Well presented house
- 30' living/dining room
- 19' kitchen
- Three bedrooms
- Family bathroom
- Rear courtyard
- Double glazing
- Gas central heating
- Near amenities
- Short walking distance from town



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