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**Vyvyan Street,
Camborne**

**£170,000
Freehold**





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Property Introduction

This terraced three bedroom family home is ripe for refreshment.

On the ground floor, there is a spacious living room, a kitchen/diner and a lean-to utility. On the first floor, there are three bedrooms and a family bathroom with a bath and shower combination.

There is a most generous rear garden, a garage and off-road parking for two cars. The property has majority double glazing and is warmed via gas central heating.

Viewing is recommended.

Location

Situated close to the town centre, this cottage is ideal for local shopping facilities and Camborne offers an eclectic mix of both local and national outlets, there are banks, Post Office and a mainline Railway Station with direct links to London Paddington and the north of England and a useful short stay car park.

The A30 can be accessed within a mile and the county town of Truro can be found within thirteen miles, Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within four miles.

ACCOMMODATION COMPRISES

Double glazed panelled front door opening to:-

ENTRANCE HALL

Laminate flooring and painted pine panelling to dado height. Doors off to:-

LIVING ROOM 11' 10" x 10' 7" (3.60m x 3.22m) plus recesses

Double glazed window to the front with window seat. Television point and radiator.

KITCHEN 17' 5" x 8' 9" (5.30m x 2.66m) plus recess

Double glazed window to the rear. Fitted with a matching range of high gloss wall and base units having adjoining roll top edge working surfaces. Built-in stainless steel oven, inset ceramic hob, stainless steel single drainer sink unit with monobloc tap and Under stairs storage area. Complementary wall tiling and stairs rising to first floor. Door to:-

LEAN-TO UTILITY 8' 0" x 5' 9" (2.44m x 1.75m) maximum measurements, irregular shape

(In need of repair/replacement). Space and plumbing for automatic washing machine and door to rear garden.

CLOAKROOM

Fitted with a WC and plumbing available for a wash hand basin.

From kitchen, stairs to:-

FIRST FLOOR LANDING

Smoke alarm and doors off to:-

BEDROOM ONE 11' 10" x 8' 7" (3.60m x 2.61m) maximum measurements

Double glazed window to the front. Radiator.

BEDROOM TWO 11' 9" x 6' 11" (3.58m x 2.11m) maximum measurements

Double glazed window to the front. Radiator.

BEDROOM THREE 10' 1" x 8' 3" (3.07m x 2.51m) maximum measurements into recess

Double glazed window to the rear. Radiator.

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath, wash hand basin inset to vanity unit and close coupled WC. Independent shower cubicle housing mains fed shower unit and complementary wall tiling.

OUTSIDE

To the rear of the property, there is a most generous garden mainly laid to lawn incorporating a garden shed (in need of repair). The garden leads in turn to:-

GARAGE 18' 9" x 8' 3" (5.71m x 2.51m) maximum measurements

Metal up-and-over door. In front of the garage, there is off-road parking for two cars.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. Pursuant to the Estate Agency Act 1979, we must point out that the vendor is related to an employee of MAP Estate Agents.

DIRECTIONS

From the roundabout by 'Wetherspoons' and 'Tyacks Hotel', continue straight towards the centre of Camborne, take the first left (opposite the fountain) and then take the next right into Vyvyan Street where the property can be found on the left-hand side. If using What3words: costumed.damp.commutes

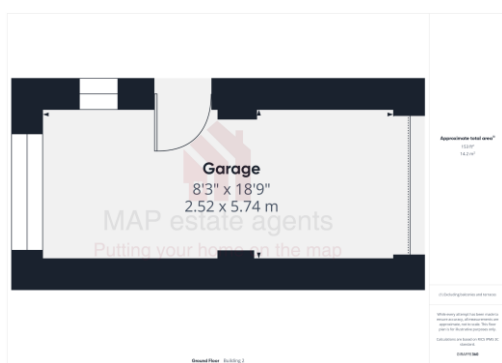
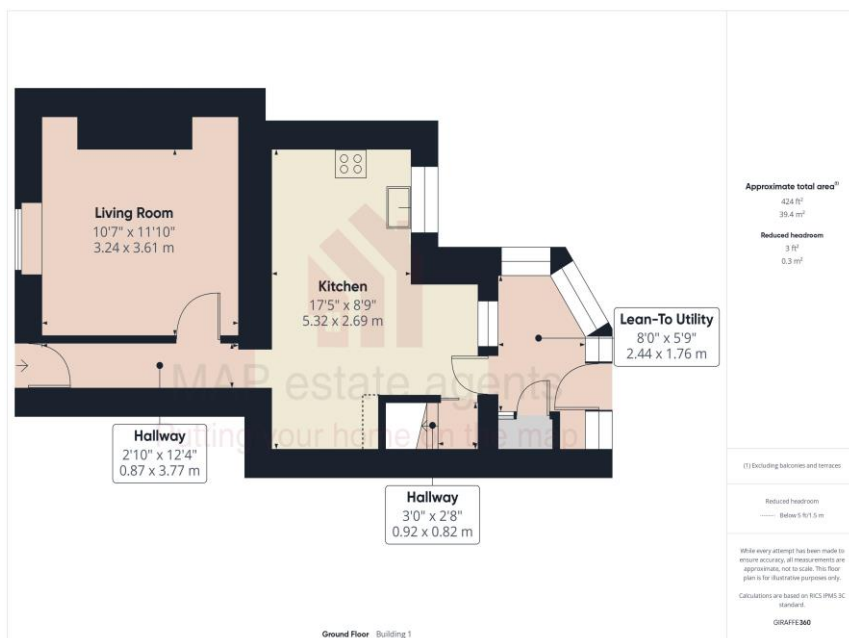


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Three bedrooms
- Garage
- Off-road parking for two cars
- Generous garden
- Majority double glazed
- Gas central heating
- Close to town amenities
- Some updating required



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