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**Moor Street,
Camborne**

**£220,000
Freehold**





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Property Introduction

A superb modern home built in 2013, ideal for those seeking an investment opportunity or the next step on the property ladder. The property is set slightly away from the access lane and enjoys a pleasant approach to the front entrance. The accommodation comprises a welcoming entrance hall with access to all ground floor rooms and stairs rising to the first floor. The sitting room offers a useful understairs storage and a double-glazed window to the front. A cloakroom/WC with a white suite and double-glazed window overlooks the rear. The kitchen/dining room is fitted with a good range of units and includes a built-in oven, hob and extractor. A double-glazed window and door open to the enclosed courtyard garden, which is bordered by walling and fencing with gated side access returning to the front. On the first floor, the landing gives access to three well-proportioned bedrooms. Two are double rooms, one with a built-in wardrobe, and the third a generous single. The bathroom features a modern white suite and double-glazed window to the rear. This home represents an excellent opportunity and viewing is encouraged.

Location

The property is within a few hundred yards virtually level walk of the Camborne town centre. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of local and national shopping outlets, banks, a Post Office together with a mainline Railway Station which connects to London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall, is within thirteen miles with the north coast at Portreath noted for its sandy beach and active harbour being only five miles distant. Falmouth on the south coast which is Cornwall's university town is within twelve miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALL

Doors off to:-

LOUNGE 11' 9" x 11' 8" (3.58m x 3.55m)

Double glazed uPVC window facing the front. Radiator, engineered wood flooring, built-in wardrobe and ceiling light. (Currently used as a bedroom).

KITCHEN/DINER 11' 9" x 9' 0" (3.58m x 2.74m)

Double glazed uPVC window facing the rear overlooking the rear yard. Range of wall and base units with roll top work surfaces over incorporating a stainless steel sink. Integrated electric oven, integrated gas hob with extractor over. Space for washing machine, tumble dryer and fridge/freezer. UPVC double glazed door, opening onto the yard. Radiator, vinyl flooring, boiler, ceiling light.

CLOAKROOM

Double glazed uPVC window with obscure glass to rear elevation. Low level WC and wall-mounted sink. Radiator, vinyl flooring, ceiling light.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 11' 9" x 8' 9" (3.58m x 2.66m) plus door recess

Double glazed uPVC window facing the front. Radiator, carpeted flooring, a built-in wardrobe and ceiling light.

BEDROOM TWO 9' 2" x 8' 8" (2.79m x 2.64m) plus door recess

Double glazed uPVC window facing the rear overlooking the yard. Radiator, carpeted flooring and ceiling light.

BEDROOM THREE 8' 3" x 6' 11" (2.51m x 2.11m)

Double glazed uPVC window to front elevation. Radiator, carpeted flooring and ceiling light.

SHOWER ROOM

Double glazed uPVC window with obscure glass to rear elevation. Low level WC, enclosed shower and pedestal sink with mixer taps. Extractor fan. Radiator, vinyl flooring and ceiling light.

OUTSIDE

The rear and side courtyard are fully enclosed and designed to be low maintenance being predominantly brick paved. To the side there is a shed and also a wooden gate providing pedestrian access to the front of the property. There is an allocated parking space for one car.

SERVICES

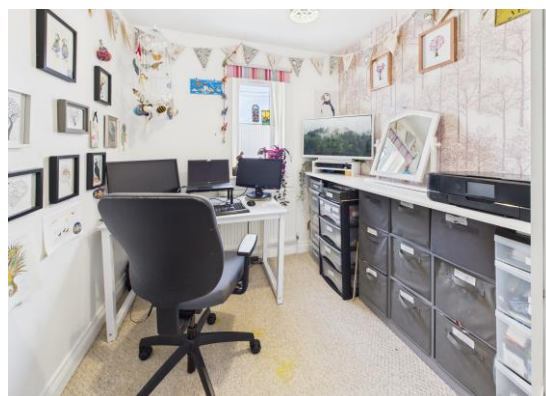
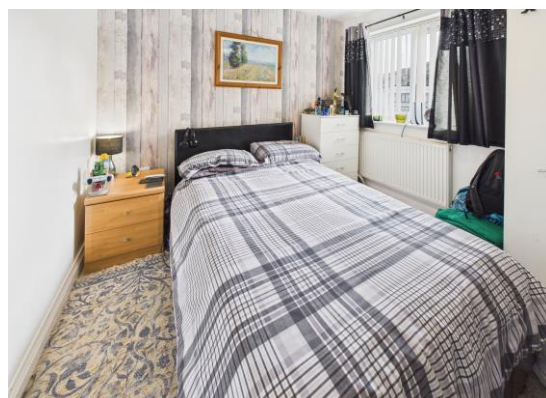
Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. The property benefits from conditional planning permission (PA18/00432) for the installation of four roof lights to the front and rear roof slopes to facilitate a proposed loft conversion and we are told a material start has been made.

DIRECTIONS

From Camborne Railway Station turn left into Trevu Road. At a staggered junction turn right into Trevenson Street. Driving along Trevenson Street take the third turning on the left into Moor Street. Continue on Moor Street take the turning into Mitchell Lane where the property will be identified on the righthand side. If using What3words:- combines.lines.desktops

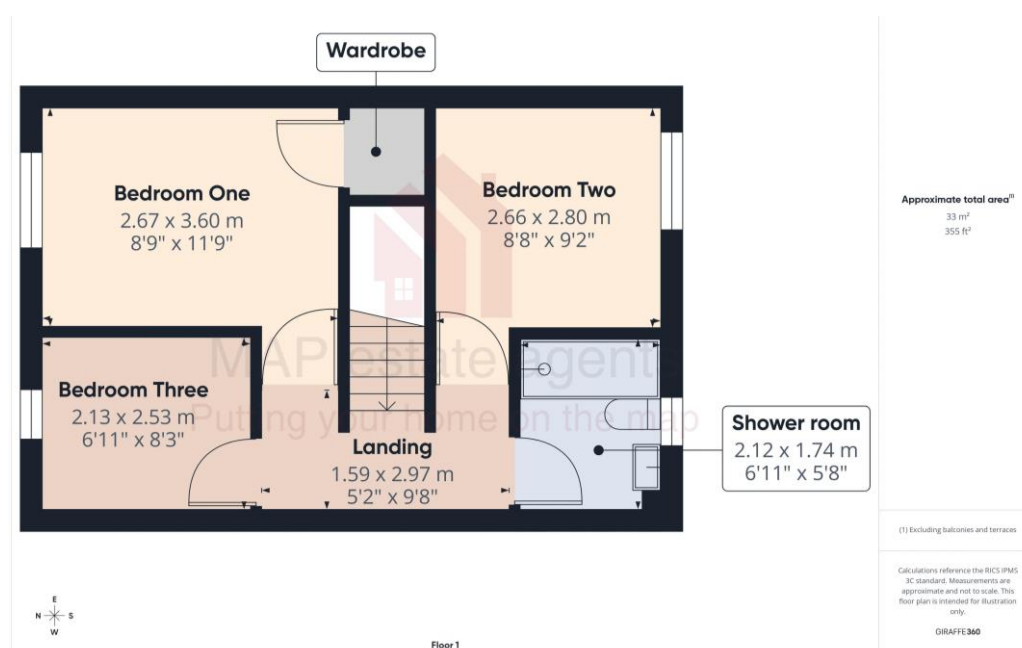
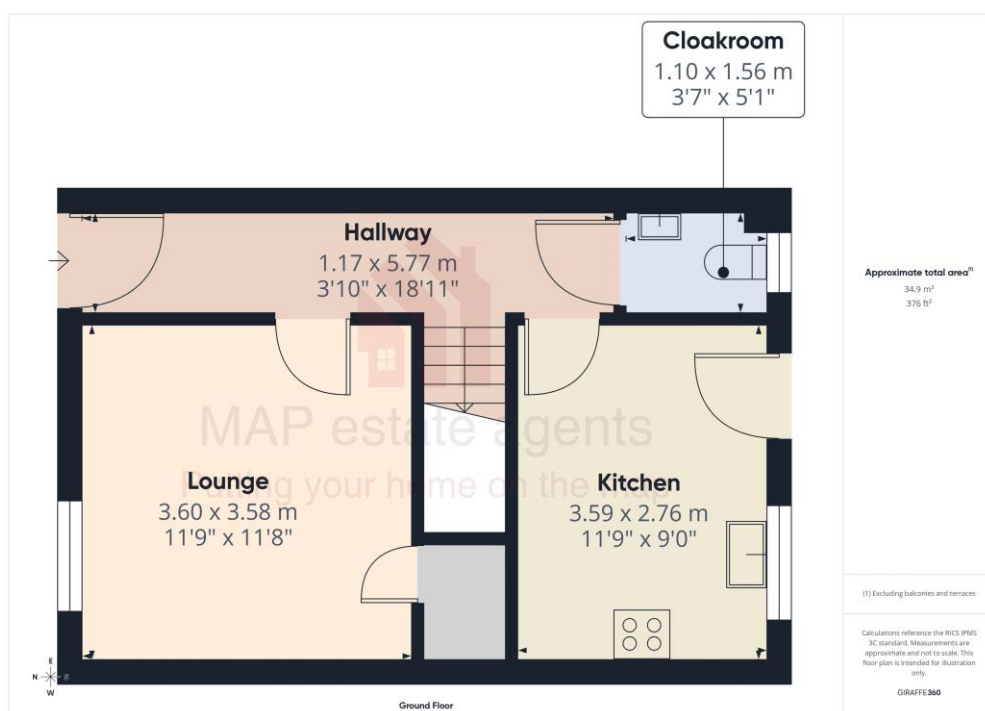


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house (PA18/00432 planning for loft conversion)
- 11' Lounge
- Kitchen/diner
- Cloakroom
- Three bedrooms
- Family shower room
- Rear courtyard
- Allocated parking for one car
- Gas central heating
- Double glazing



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01326 702400 (Helston & Lizard Peninsula)

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