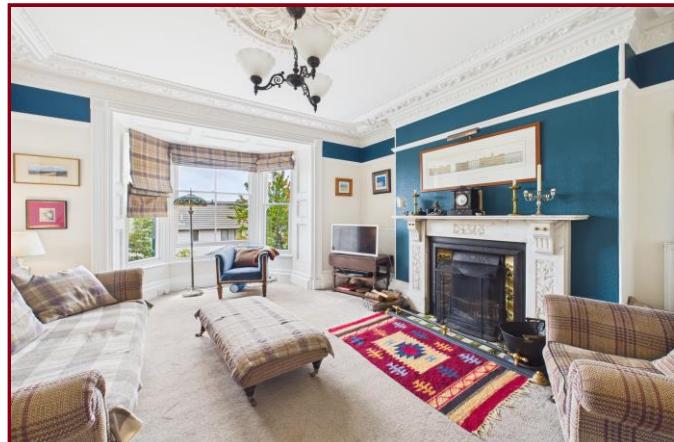




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**Pendower Terrace,  
Camborne**

**£350,000  
Freehold**





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Freehold**

## Property Introduction

This substantial semi-detached Victorian house is bursting with character and retains an abundance of period features.

At ground floor level, one will find two generous reception rooms, a kitchen and utility room.

On the first floor, there are three bedrooms and a family bathroom with separate WC.

To the rear of the property, there is a superb, landscaped tiered garden which is enclosed making it child and pet friendly.

At the end of the garden, there is a delightful summerhouse.

## Location

Pendower Terrace is in a convenient, tucked-away location, a few hundred yards up from the Railway Station and approximately a quarter a mile away from Camborne town centre. Camborne offers a wide range of amenities, including retail and leisure facilities, schooling and churches. There is a bus station and a mainline Railway Station which has direct links with Paddington and the north of England.

The A30 trunk road is to the north of the town, Portreath on the north coast is within five miles and the south coast university town of Falmouth is within fourteen miles. Truro, the administrative and cultural centre of Cornwall, is only fifteen miles distant.

### ACCOMMODATION COMPRIMES

Wooden panelled front door to:-

### ENTRANCE VESTIBULE

Minton tiled flooring, cloak hanging space and decorative glazed panelled door to:-

### ENTRANCE HALL

Minton tiled floor, dado rail, ceiling rose, cornice and coving. Stairs rising to first floor and two radiators. Doors off to:-

## LIVING ROOM 12' 10" x 12' 4" (3.91m x 3.76m) maximum measurements plus bay recess

Wooden bay sash window to the front. Feature open fireplace with marble surround and mantel and decorative tiled surround housing cast iron fire. Ceiling rose, cornice and coving. Picture rail and two radiators.

## DINING ROOM 11' 0" x 9' 11" (3.35m x 3.02m) plus recesses

Sash window to the rear. Feature open fireplace with decorative tiled surround and wooden mantel over. Shelved recesses to either side with cupboards under. Radiator.

## KITCHEN 13' 2" x 8' 2" (4.01m x 2.49m) plus doorways

Fitted with a matching range of wall and base cupboards with square edge granite working surfaces. Space for range cooker and under cupboard lighting. French doors to the garden and tiled flooring. Door to:-

## UTILITY ROOM 9' 6" x 9' 1" (2.89m x 2.77m)

Range of wall and base units, space for fridge/freezer, space and pluming for automatic washing machine and combination boiler. Door to rear garden and radiator.

From entrance hall, stairs to:-

## FIRST FLOOR LANDING

Feature stained glass window. Dado rail and access to loft space. Doors off to:-

## BEDROOM ONE 12' 10" x 10' 6" (3.91m x 3.20m) plus bay recess

Bay sash window to the front enjoying views over the town towards the sea. Feature fireplace with wooden mantel over and radiator.

## BEDROOM TWO 11' 11" x 11' 1" (3.63m x 3.38m)

Sash window to the rear. Feature cast iron fireplace and radiator.

## BEDROOM THREE 9' 9" x 6' 9" (2.97m x 2.06m)

Sash window to the front. Painted floorboards and radiator.

## CLOAKROOM

Obscure sash window to the rear. WC with wall-hung iron cistern and corner sink with cupboard under.

## BATHROOM

Free-standing roll top bath, wall-mounted sink unit with decorative iron fixings and linen cupboard. Loft access and vinyl flooring.

## OUTSIDE

To the front of the property, gates lead to the token fore garden which is paved and chipped for ease of maintenance. A gate to the side in turn leads to the most attractive enclosed and landscaped rear garden which is terraced with steps leading you through various seating areas to:-

## SUMMERHOUSE 8' 0" x 8' 0" (2.44m x 2.44m) maximum

## measurements, irregular shape

## SERVICES

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

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

From Camborne Railway Station, turn right into Trevu Road. Carry on up the hill past the traffic island and take the first turning on your right into Pendower Terrace. If using What3words: potential.clan.corrupted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>  
627 ft<sup>2</sup>  
58.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Ground Floor Building 1

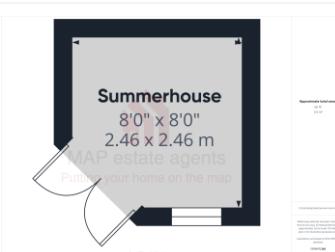


Approximate total area<sup>(1)</sup>  
541 ft<sup>2</sup>  
50.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Floor 1 Building 1



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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