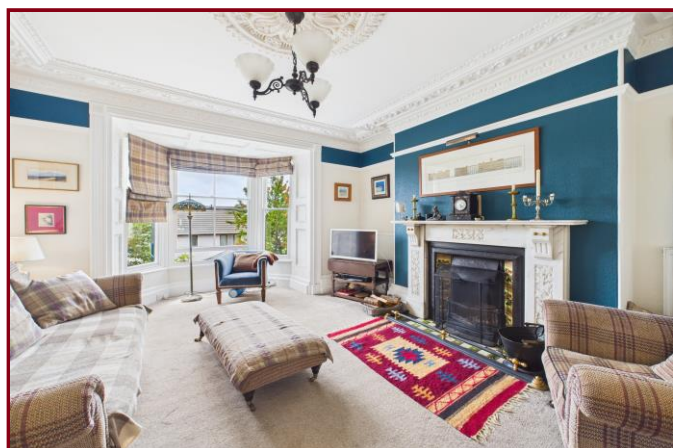




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Putting your home on the map

**Pendower Terrace,
Camborne**

**£350,000
Freehold**





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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 COMPRISES

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. Shelled 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 plumbing 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

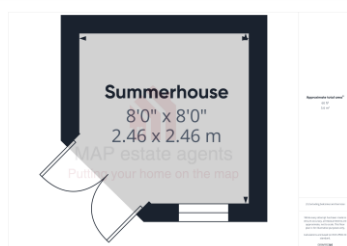


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached Victorian home
- Three bedrooms
- Two reception rooms
- Utility room
- Abundance of period features
- Landscaped terraced rear garden
- Summerhouse
- Commanding views over town to sea
- Well proportioned accommodation
- Gas central heating



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