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**The Glebe,  
Camborne**

**£145,000  
Freehold**







## **The Glebe, Camborne**

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Freehold**

### **Property Introduction**

Being offered for sale to cash buyers only due to its construction, this property is being sold with no onward chain.

The house benefits from three bedrooms, there is a dual aspect lounge/dining room and a fitted kitchen.

The bathroom is on the ground floor and has been remodelled, there is uPVC double glazing throughout and heating is provided by a modern gas fired combination boiler. To the outside there are enclosed gardens to both front and rear.

A property that should appeal to the investor market or those looking for a property to downsize to, viewing our interactive virtual tour is, strongly recommended prior to arranging a closer inspection.

### **Location**

The property is situated within a quarter of a mile from the town centre and schooling for all ages is within walking distance. Camborne offers an eclectic mix of both national and local shopping outlets together with a mainline railway station which has direct links to London Paddington and the north of England.

There is an out of town Tesco superstore on the opposite side of the town which is within three quarters of a mile. The north coast at Porthreath which is noted for its sandy beach and active harbor is within five miles, Truro the administrative centre of Cornwall is within thirteen miles and Falmouth on the south coast which is Cornwall's university town is within eleven miles.

Attractively priced to attract a sale, interested parties are invited to make an early appointment to view.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE VESTIBULE**

With stairs to the first floor and doors opening off to:-

### LOUNGE/DINER 15' 10" x 11' 0" (4.82m x 3.35m)

#### maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Focusing on a non functional tiled fire surround with four door cupboard to one side housing a Worcester combination gas boiler. Radiator. Door to:-

### KITCHEN 9' 8" x 7' 4" (2.94m x 2.23m) plus recess

uPVC double glazed door and window to rear. Remodelled with a range of gloss white faced base units with adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Cooker point, radiator and under stair storage:-

### BATHROOM

A uPVC double glazed window to the front. Remodelled with a contemporary suite consisting of pedestal wash hand basin, close coupled WC and panelled bath with Mira electric shower over. Part ceramic tiling to walls and radiator.

### FIRST FLOOR LANDING

With a uPVC double glazed window to the rear, radiator and access to loft space. Doors opening off to:-

### BEDROOM ONE 10' 0" x 7' 8" (3.05m x 2.34m) plus recess

uPVC double glazed window to the front. Two door wardrobe, radiator and electric panel heater.

### BEDROOM TWO 16' 0" x 7' 2" (4.87m x 2.18m)

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Radiator and wall mounted electric panel heater.

### BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m)

uPVC double glazed window to rear. Wall mounted electric panel heater

### OUTSIDE FRONT

To the front of the property the garden is enclosed, largely gravelled with ease of maintenance in mind and features shrub borders and hedging.

### REAR GARDEN

The rear garden is again enclosed, part lawned with an extensive patio ideal for outside entertaining. Pedestrian access leads onto a rear service pathway.

### AGENTS NOTE

Please be advised the property is band A for Council Tax purposes and a positive pressure ventilation system has been installed at the property which is designed to reduce condensation.

Please be aware our vendors purchased the property with the understanding that it had failed a mundic block test although they never had sight of that report.

### SERVICES

The property benefits from mains gas, a metered water supply, mains electric and mains drainage.

### DIRECTIONS

From Camborne Parish Church head out of the town along Church Street, continue into College Street and then take the first turning left into The Glebe and at a staggered junction turn left again where the property will be identified on the right hand side by a for sale board. If using what three words it is bleach.bullentins.desktop

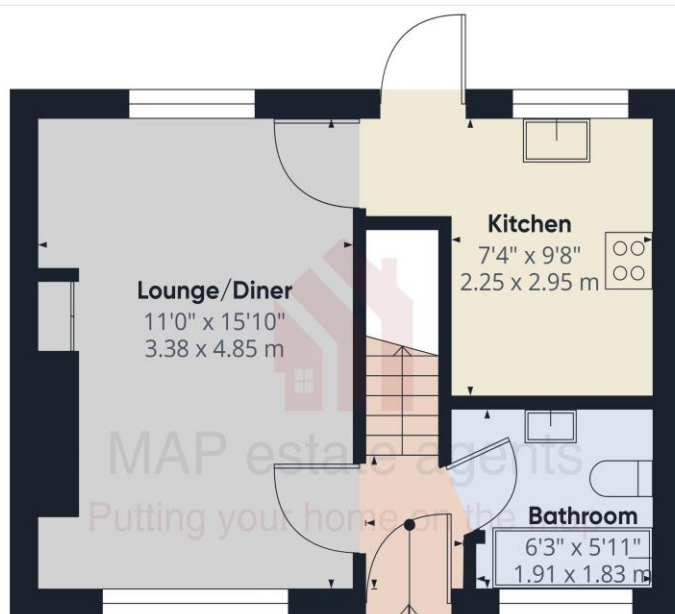


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Chain free sale
- Mid-terrace house
- Three bedrooms
- Dual aspect lounge/dining room
- Fitted kitchen
- Restyled ground floor bathroom
- Modern gas central heating
- uPVC double glazing
- Enclosed gardens to front and rear
- Cash buyer only due to construction



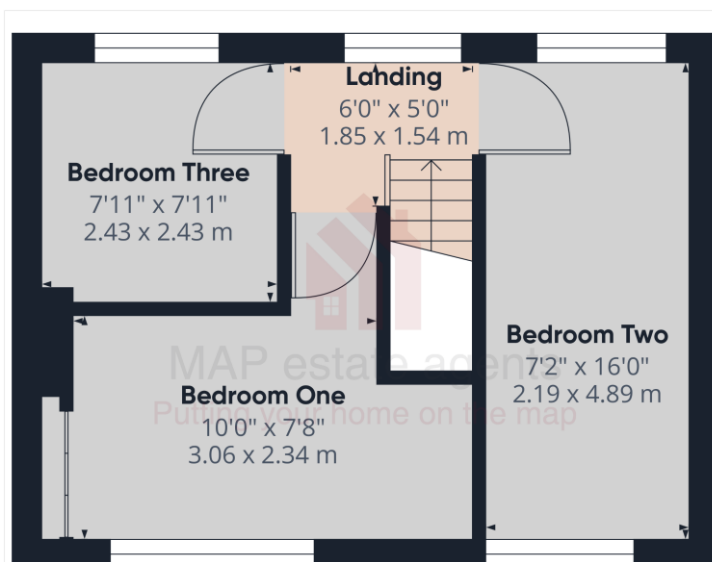
Ground Floor

Approximate total area<sup>(1)</sup>  
332.82 ft<sup>2</sup>  
30.92 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.

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Floor 1

Approximate total area<sup>(1)</sup>  
313.66 ft<sup>2</sup>  
29.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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