



MAP estate agents
Putting your home on the map

**Cadogan Road,
Camborne**

**£200,000
Freehold**





**Cadogan Road,
Camborne**

£200,000

Freehold

Property Introduction

Offered for sale chain free, this stone fronted house enjoys a rural outlook across a cricket field towards open countryside beyond.

Requiring largely cosmetic updating, this family size home has three bedrooms on the first floor. The ground floor features a dual aspect lounge/dining room, there is a fitted kitchen and bathroom.

One will find electric heating and uPVC double glazing.

To the outside there is an enclosed part lawned garden to the front whilst the rear garden, which is also enclosed, is largely lawned with shrubs, a patio and summerhouse.

Parking is available to the rear.

Competitively priced to attract a sale, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is situated within a short level walk of the centre of the village of Beacon and it enjoys a rural outlook to the front across Beacon cricket field. Beacon has a selection of local shops to include a late night convenience store, hairdressers and a public house.

The nearby major town of Camborne which is within a mile benefits from a mix of both local and national shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and to the north of the town there is access to the A30 trunk road. Within seven miles one will find the north coast village of Portreath which is noted for its sandy beach and active harbour, Truro the administrative and cultural centre of Cornwall is within thirteen miles and Falmouth on the south coast, which is Cornwall's university town, is within eleven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALLWAY

Stairs to first floor and access off to:-

**LOUNGE/DINING ROOM 22' 8" x 13' 9" (6.90m x 4.19m)
maximum measurements**

Enjoying a dual aspect with double glazed windows to front and rear. Featuring two attractive Victorian style fireplaces, inset

storage with cupboard beneath and with laminate flooring. Two storage heaters.

KITCHEN 7' 3" x 6' 9" (2.21m x 2.06m) maximum measurements

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Built-in stainless steel oven with ceramic hob over featuring a stainless steel and glass cooker hood and with extensive ceramic tiled splashbacks. Space and plumbing for dishwasher. Integrated fridge and space for washing machine. uPVC double glazed window to side. Archway through to:-



REAR VESTIBULE

Featuring an airing cupboard with a thermo watt immersion tank. uPVC double glazed door to rear. Door to:-

BATHROOM

Remodelled with a contemporary style suite consisting of pedestal wash hand basin with pillar mixer tap, close coupled WC and panelled bath with mixer tap and plumbed rain head shower over. Full ceramic tiled walls and laminate flooring. Towel radiator. uPVC double glazed window to side.



FIRST FLOOR LANDING

uPVC double glazed window to rear and access to loft space. Doors off to:-

BEDROOM ONE 10' 10" x 7' 11" (3.30m x 2.41m)

uPVC double glazed window to the front enjoying a rural outlook. Electric panel heater.

BEDROOM TWO 11' 2" x 8' 4" (3.40m x 2.54m) L-shaped, maximum measurements

uPVC double glazed window to the rear. Recessed built-in wardrobe with fitted drawers and electric panel heater.



BEDROOM THREE 10' 10" x 5' 6" (3.30m x 1.68m)

uPVC double glazed window to the front again enjoying a rural aspect across the cricket field.

OUTSIDE FRONT

Steps lead up to the front door with the garden being enclosed, part gravelled and laid to lawn.

REAR GARDEN

The rear garden is enclosed, there is a patio area ideal for outside entertaining and the remainder of the garden is lawned with mature hedging and shrubs. Further gravelled area and gate leading to rear access.

TIMBER SUMMERHOUSE/WORKSHOP

Parking beyond for one vehicle.

SERVICES

The property benefits from mains water, mains drainage and mains electric.

AGENT'S NOTE

Please be advised the property is band 'A' for Council Tax.

DIRECTIONS

From Camborne Railway Station head up the hill into Trevu Road and carry along for the full length of Trevu Road into Fore Street and then take the turning right into Cadogan Road where the property will be identified on the left hand side by our For Sale Board. If using What3words:- starlight.alarmed.state

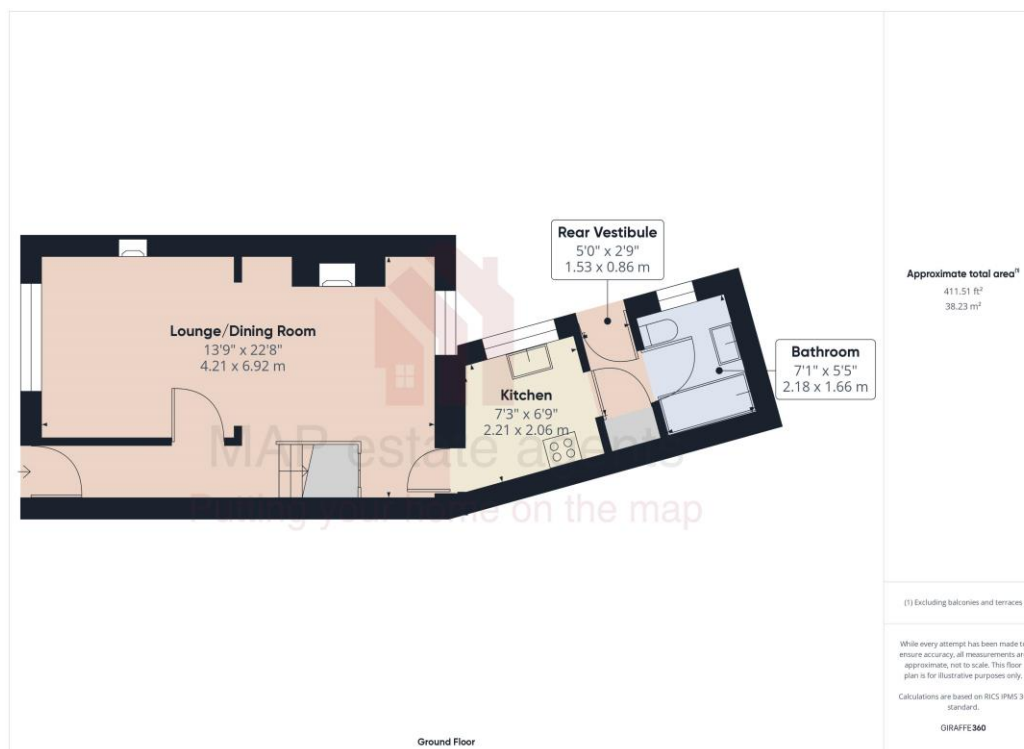


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain free sale
- Stone fronted house
- Three bedrooms
- Dual aspect lounge/dining room
- Fitted kitchen
- Double glazing
- Electric heating
- Gardens to front and rear
- Parking
- Rural outlook to the front



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.