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**Enys Road,  
Camborne,**

**£135,000  
Freehold**





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## **Property Introduction**

Offered for sale chain free to cash purchasers only, this end terrace house offers generous well-proportioned living accommodation.

Constructed using a mass concrete system, the property is therefore not suitable for mortgage purposes. There are three bedrooms and a bathroom on the first floor whilst the ground floor offers a lounge, dining room and large kitchen/breakfast room. The property benefits from gas central heating and is double glazed.

Set back from the road by a lawn and shrubbed garden to the front, the rear garden is of a generous size, largely lawned and features a generous 19' x 16' garage to the rear.

Viewing our interactive virtual tour is strongly recommended by potential buyers prior to arranging a closer inspection.

## **Location**

Conveniently located for access to the town, Camborne offers an eclectic mix of both local and national shopping outlets, there are banks, a mainline railway station which connects with London Paddington and the north of England and the A30 can be accessed within half a mile.

Well suited for commuting to Truro, which is the administrative and cultural centre of Cornwall, the university town of Falmouth on the south coast is within a similar commute and the north coast village of Portreath, which is noted for its sandy beach and active harbour, will be found within five miles.

### **ACCOMMODATION COMPRISES**

Aluminium frame double glazed door opening to:-

### **ENTRANCE VESTIBULE**

Half glazed door to:-

### **HALLWAY**

Stairs to first floor and radiator. Doors open off to:-

### **LOUNGE 11' 9" x 10' 11" (3.58m x 3.32m) maximum measurements into recess**

uPVC double glazed window to the front. Focusing on a wood fire surround with a tiled hearth housing a gas coal effect fire. Coved ceiling and radiator.

## DINING ROOM 12' 5" x 10' 8" (3.78m x 3.25m) maximum

### measurements into recess

uPVC double glazed window to rear. Focusing on a granite fireplace with gas fire (not in use), understairs storage cupboard and coved ceiling. Radiator. Half glazed door to:-

## KITCHEN 13' 11" x 10' 2" (4.24m x 3.10m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the side and rear and a uPVC double glazed door to the side. Fitted with a range of eye level and base units having adjoining roll edge working surfaces and incorporating a single drainer stainless steel sink with mixer tap. Gas cooker point, space and plumbing for an automatic washing machine and two door airing cupboard containing copper cylinder with immersion heater and wall mounted 'Ariston' gas boiler. Coved ceiling and radiator.



## FIRST FLOOR LANDING

On two levels with access to the loft space. Doors open to:-

## BEDROOM ONE 15' 5" x 10' 11" (4.70m x 3.32m) maximum measurements into recesses

Two uPVC double glazed windows to the front. Radiator.



## BEDROOM TWO 10' 11" x 9' 6" (3.32m x 2.89m) maximum measurements into recesses

uPVC double glazed window to the rear. Radiator.

## BATHROOM

uPVC double glazed window to side. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and towel radiator.



## BEDROOM THREE 10' 1" x 7' 7" (3.07m x 2.31m) maximum measurements

uPVC double glazed window to the rear. Radiator.

## OUTSIDE FRONT

To the front the garden is enclosed, largely lawned with mature shrub hedging. Pedestrian access leads to the side of the property.

## REAR GARDEN

The rear garden is part lawned with an 8' x 6' aluminium framed greenhouse and there is a timber storage shed with power and light connected. External water supply. Pedestrian access leads out onto the rear service lane.



## GARAGE 19' 4" x 16' 7" (5.89m x 5.05m)

Having three uPVC double glazed windows to the rear and a uPVC double glazed window to the side. Up and over door opening on to the service lane.

## SERVICES

Mains metered water, mains drainage, mains electric and mains gas.

## AGENT'S NOTE

The Council Tax band is band 'A'.

## DIRECTIONS

From Tesco car park turn left and at the set of traffic lights turn left again taking the first exit at a roundabout into Wesley Street, take the first right into Albert Street and at a staggered junction go straight across into Park Road and at the next staggered junction take the first left into Eastern Lane, continue along Eastern Lane where the entrance to Hughville Street will be found on the right hand side and continue along the full length of Hughville Street and when the road joins Enys Road turn right where the property will be found immediately on the left hand side. If using What3words:- lamps.reactions.throats

Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs			
(90-1)	A		
(80-81)	B		
(70-80)	C		75
(60-69)	D		
(50-59)	E		52
(40-39)	F		
(30-29)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Cash purchase only
- Mass concrete system build
- Chain free sale
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- First floor bathroom
- Gas central heating
- Double glazing
- Gardens and garage



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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