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**Foundry Road,
Camborne**

**Offers Over £160,000
Freehold**





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Property Introduction

This is a two-bedroom terraced cottage, which has been modernised whilst retaining some lovely original features. The property offers an impressive bay-fronted living room with fireplace, separate dining room and a newly fitted shaker kitchen as well as a ground-floor bathroom.

Outside there is a private and low-maintenance rear garden as well as driveway parking for up to three cars. Conveniently positioned within walking distance of the town centre, supermarkets, train and bus stations, this lovely home is offered with no onward chain and is a cash purchase due to its Mundic construction.

Location

The property is only a few minutes flat walk to a supermarket and within walking distance to the town centre which provides a variety of shops, pharmacies, bank and cafes as well as two doctor surgeries. Camborne train station is just a couple of minutes' walk away providing mainline routes to London Paddington as well as there being frequent buses from close by bus stops.

You are spoilt for choice with schooling options which can also be accessed by foot with the Nexus school of science only a few minutes away as well as a number of primary schools. The A30 is easily accessible providing transport links to Truro and beyond and the incredible beaches of the North Coast such as Perranporth, Porthtowan and St Ives are all reachable within twenty minutes.

ACCOMMODATION COMPRISES

FRONT GARDEN

A small, low-maintenance walled garden, laid to pebbles. Composite door with glazed panel opens into :-

HALLWAY

Carpeted flooring and housing the carpeted stairs with generous understairs storage. Large UPVC double-glazed window on the landing providing plenty of natural light. Radiator. Doors lead through to Dining room and kitchen as well as a door opening into the :-

LIVING ROOM 12' 5" x 10' 7" (3.78m x 3.22m)

An generous space that is flooded with natural light from the large UPVC double-glazed bay window to the front elevation. Decorative fireplace with built-in storage to either side, tall ceilings and radiator. This room offers flexibility as there are two reception rooms this could be used as a bedroom if you are looking for level living.

DINING ROOM

A lovely light space with a focal point of decorative fireplace. Wood-effect vinyl flooring and door opening to a storage cupboard housing the gas boiler. Original wooden glazed doors opening through to the kitchen as well as an open walkway leading through. Radiator.

KITCHEN

Newly fitted with beautiful shaker style eye and base level units complimented by wood-effect composite worktops and subway-style tiled splashbacks. Spaces for a cooker and fridge/freezer, along with space and plumbing for an under-counter washing machine. One-and-a-half bowl stainless-steel sink and UPVC double-glazed window enjoying a lovely outlook over the private rear garden. UPVC double-glazed door with an opaque panel opens to the rear garden and door opening through to the :-

BATHROOM

Newly fitted and consisting of a P-shaped bath with electric shower over and glass privacy screen. Low-level WC and wash basin with built in storage below. Slate-effect vinyl flooring with attractive floor-to-ceiling tiled splashbacks finished with chrome trimming around the bath/shower and basin areas. uPVC double glazed window.

LANDING

Carpeted landing, uPVC double glazed window over-looking the garden. Original doors with glazed panel opening to the principal bedroom and second bedroom.

PRINCIPAL BEDROOM 12' 11" x 9' 0" (3.93m x 2.74m)

A generous bedroom with a large UPVC double-glazed window looking out to the front. Carpeted flooring, radiator and multiple power points. Access hatch to the loft. Ample space for a king size bed as well as other furniture.

BEDROOM TWO 9' 7" x 7' 2" (2.92m x 2.18m)

A single bedroom with carpeted flooring, radiator and UPVC double-glazed window. An ideal child's bedroom, home office or even a walk-in wardrobe/dressing room. The room also incorporates the bulkhead from the staircase.

REAR GARDEN AND PARKING

A patio leads directly from the kitchen and out to the low maintenance lawned garden with central pathway and high walls providing a good degree of privacy. The garden opens at the rear to private parking for up to three cars. The parking is accessed via a private lane providing parking for the other properties on the road.

SERVICES

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

AGENTS NOTES

Chain free sale. Council band 'A'. Please note that the property is mundic grade 'C' therefore available to cash purchasers only. A copy of the full Mundic report is available to view.

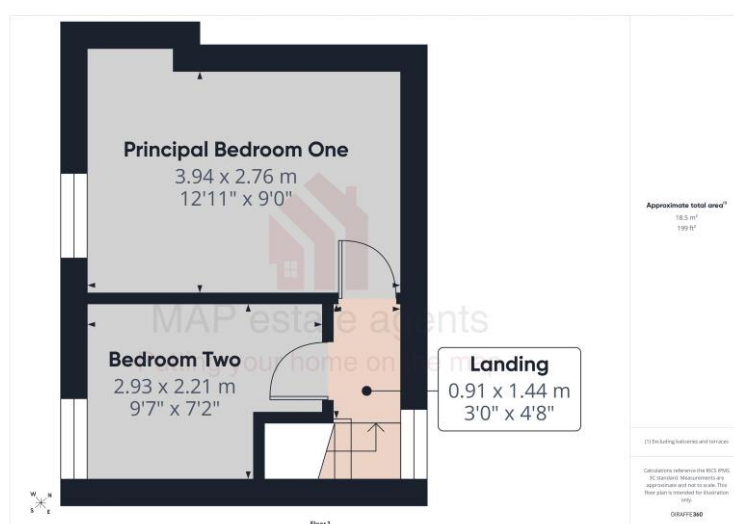
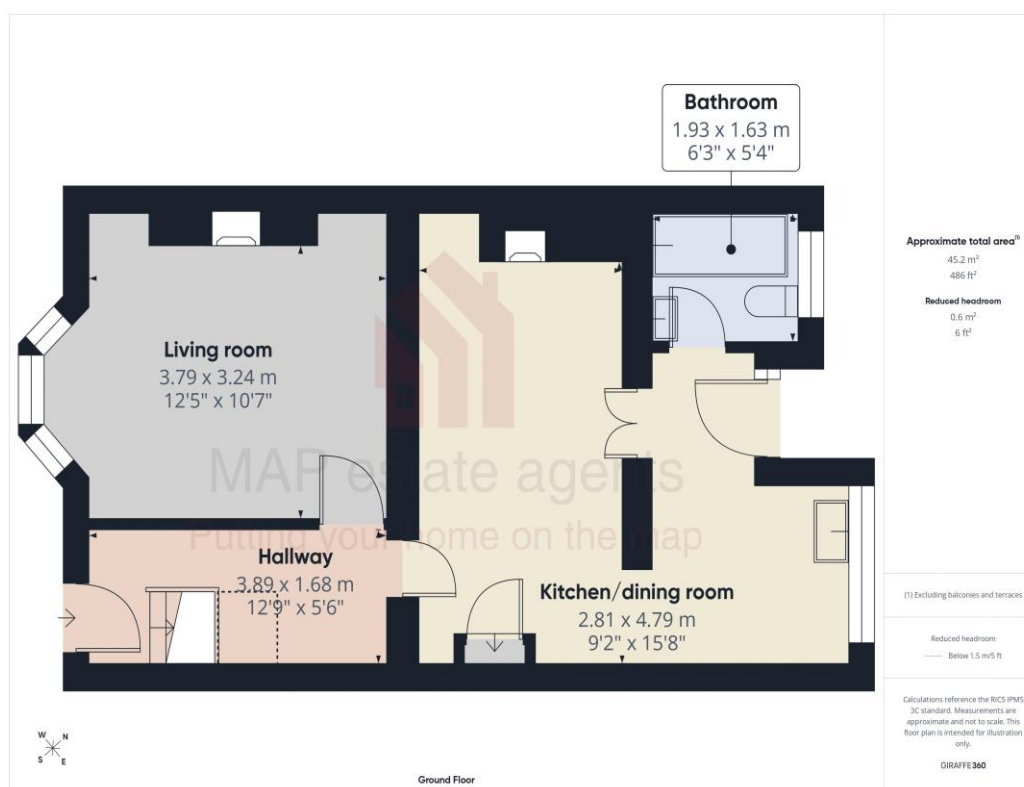


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious living room
- Private parking for three
- Council tax band 'A'
- Ground floor bathroom
- Modernised throughout
- Separate dining room
- Low maintenance garden
- Gas central heating
- Flexible accommodation
- Available to cash buyers only



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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