



16 Parc-An-Bans, Camborne, TR14 7RW

Offers in excess of £260,000

Nestled in the charming area of Parc-An-Bans, Camborne, this delightful link-detached house offers a lounge, ground floor w.c, kitchen, dining room, conservatory and garage. To the first floor are three bedrooms, one with an en-suite, and a family bathroom.

The surrounding area of Camborne is known for its rich history and community spirit, making it a wonderful place to call home. Parc-An-Bans is located on the outskirts of Camborne town. Camborne offers retail outlets, restaurants, schools and good transportation links via bus, rail and the A30. The North coast is accessible with the nearest beach being a Portreath, approximately 3 miles, alternatively the extensive golden sands of Gwithian along to Hayle are approximately 7 miles away.

Call us today to book a viewing .



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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