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**William Street,  
Camborne**

**£135,000  
Freehold**







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## **Property Introduction**

Situated in a tucked away location off William Street is this delightful double fronted character cottage boasting many characteristic features.

Benefiting from uPVC double glazed windows and doors, together with a gas fired central heating system the accommodation comprises of an entrance porch, generous size lounge/diner, galley style kitchen, two first floor bedrooms along with a bathroom.

Externally is a good size enclosed concreted area of garden with gateway accessing onto William Street.

## **Location**

Camborne is ideally situated for access to the many popular North costal surfing beaches such as Portreath, Perranporth, St Agnes with the North coast renowned for its rugged vistas and coastal walks.

The city of Truro is approximately fifteen miles distance, this being the main centre for business and commerce, and offers a good range of high street multiples as well as a variety of high street shops, the attractive Georgian architecture and cobbled streets lead to many popular restaurants and is home to the hall for Cornwall. Within Camborne itself there are a variety of well known retail outlets and has a mainline railway station that operates to London Paddington.

The A30 is also accessible, therefore making travelling to other areas of the county that much easier.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE PORCH**

Double glazed door to exterior, tiled floor, plumbing for automatic washing machine, wall light, double glazed door. Access to:-

### LOUNGE/DINER 26' 0" x 11' 2" (7.92m x 3.40m) maximum measurements

Double glazed window with slate sills, tiled floor, ornate fireplaces, two radiators, recess with shelving staircase to first floor, beamed ceiling. Access to:-

### KITCHENETTE 16' 2" x 4' 2" (4.92m x 1.27m) maximum measurements

Double glazed window, sink with stainless steel sink unit, base and wall mounted storage cupboards, work surfaces, recess for cooker with extractor over, radiator, tiled floor, part tiled walls and boiler.

### FIRST FLOOR LANDING

Double glazed window. Access to:-

### BEDROOM ONE 11' 6" x 8' 1" (3.50m x 2.46m) maximum measurements

Double glazed window, radiator.

### BEDROOM TWO 11' 4" x 7' 11" (3.45m x 2.41m)

Double glazed window, radiator.

### BATHROOM

Double glazed window. Pedestal wash hand basin, close coupled WC, hand grip bath with shower tap attachment over plus shower screen. Radiator and extractor fan.

### EXTERIOR

As previously mentioned, immediately to the front of the property is a generous enclosed concreted area of garden with gateway giving access out to William Street.

### AGENT'S NOTE

The Council Tax band for the property is to be confirmed.

We have been advised by the vendor that there is a pedestrian right of way for the neighbouring cottage via a gateway within the courtyard although they have stated it has not been used for a long time.

### SERVICES

Services connected are mains water, main drainage, mains electricity and mains gas.

### DIRECTIONS

Proceeding along the B3303, turn right into William Street, where access is found on the left hand side with a gateway down a short passageway where the property is situated on the right hand side. If using What3words:- announced.blip.feasts

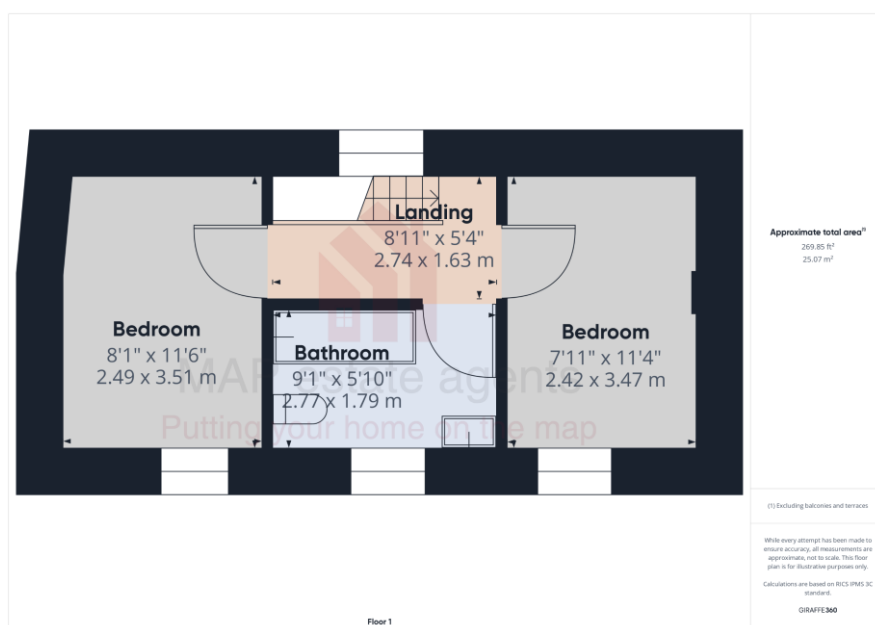
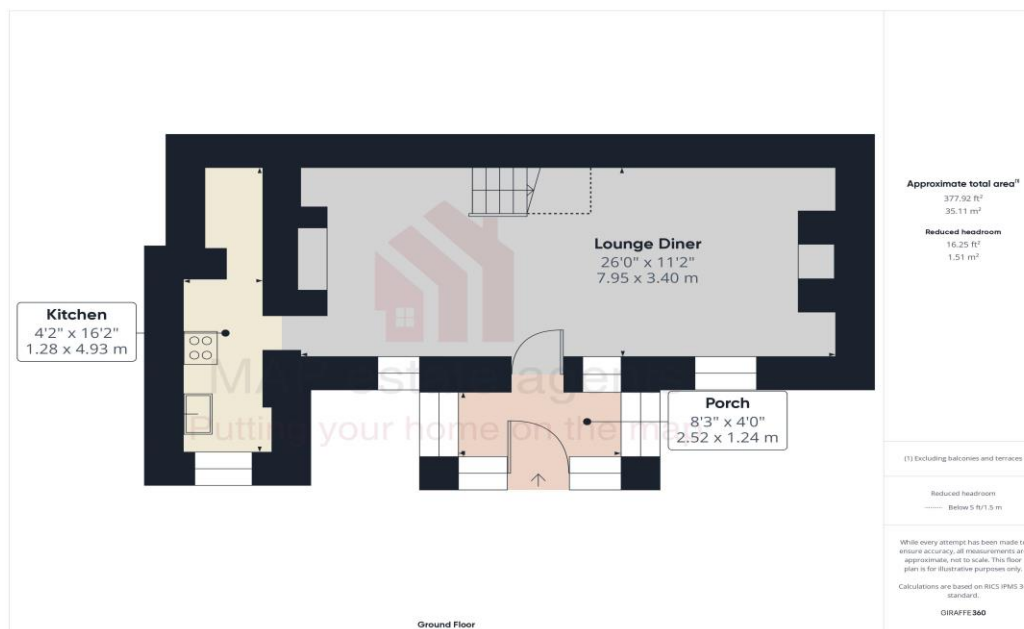


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 82  B     |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 52  E   |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



## MAP's top reasons to view this home

- Traditional character cottage
- Located in a tucked away position off William Street
- Two bedrooms
- Spacious lounge/diner
- Galley style kitchen
- First floor bathroom
- Double glazed windows and doors
- Entrance porch
- Gas central heating system
- Level walking distance to the shops and amenities of the town



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01736 322400 (Penzance & surrounds)  
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