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**Hughville Street,
Camborne**

**£235,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this end terrace house, which is ideal as a family home does require some updating and modernisation. The ground floor offers a separate lounge and dining room together with a fitted kitchen, stairs from the hallway lead to the first floor where there are three bedrooms and a large bathroom. The property benefits from uPVC double glazing and one will find a modern gas fired central heating boiler supplying radiators.

Externally gardens lie on three sides with the rear garden being particularly large with a summerhouse/workshop and with rear access for parking.

A deceptive property which requires viewing to be fully appreciated, viewing our interactive virtual tour is strongly recommended before taking 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

uPVC double glazed door to:-

ENTRANCE VESTIBULE

Door to:-

HALLWAY

Turning staircase to the first floor incorporating a storage cupboard beneath. Radiator. Doors off to:-

LOUNGE 14' 2" x 10' 10" (4.31m x 3.30m) plus bay

uPVC double glazed window to the front. Focusing on a wood fire surround housing a gas coal effect fire. Wall lights and radiator.

DINING ROOM 12' 1" x 10' 9" (3.68m x 3.27m)

uPVC double glazed window to rear. Featuring a wood fire surround housing a gas coal effect fire, wall lights and radiator.

KITCHEN 12' 6" x 7' 5" (3.81m x 2.26m)

uPVC double glazed door and window to side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a 'Neff' eye level stainless steel double oven, adjacent inset gas four ring hob and inset one and a half bowl stainless steel sink unit with mixer tap. Integrated fridge and freezer. Ceramic tiled floor, radiator and inset spotlighting.

FIRST FLOOR LANDING

On two levels with a uPVC double glazed window to the side. Airing cupboard housing a 'Logic' combination gas boiler. Doors open off to:-

BEDROOM ONE 12' 3" x 9' 7" (3.73m x 2.92m)

uPVC double glazed window to the rear. Built-in two door wardrobe, inset spotlighting and radiator.

BEDROOM TWO 12' 3" x 10' 1" (3.73m x 3.07m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 9' 1" x 7' 5" (2.77m x 2.26m)

Double glazed window to front. Radiator.

BATHROOM

uPVC double glazed window to side. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with 'Redring' electric shower over. Part ceramic tiling to walls, radiator and wall mounted fan heater.

OUTSIDE FRONT

To the front the garden is enclosed, lawned and extends to the side of the property where there is pedestrian access onto Enys Road.

REAR GARDEN

The rear garden is enclosed, of a generous size and has mature hedging together with double gates opening onto a service lane to the rear giving parking at the bottom of the garden. External water supply. There is a:-

SUMMERHOUSE/WORKSHOP 11' 11" x 7' 10" (3.63m x 2.39m)

Having two windows to the front and a window to the side and having power and light connected.

SERVICES

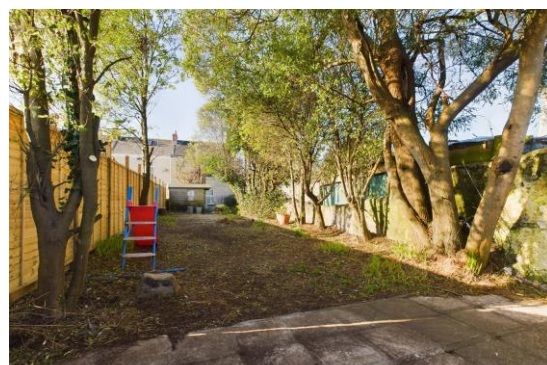
Mains metered water, mains electric, mains gas and mains drainage.

AGENT'S NOTE

Please note, the Council Tax band for the property is band 'B'.

DIRECTIONS

From Tesco car park turn left and at a 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, at the next staggered junction take the first left into Eastern Lane and the entrance to Hughville Street will be found on the right hand side, continue through the full length of Hughville Street where the property will be identified on the right hand side, just before the junction with Enys Road. If using What3words:- flaunting.span.blesses

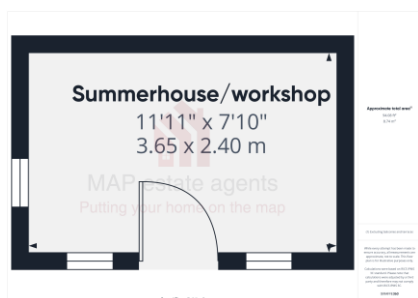
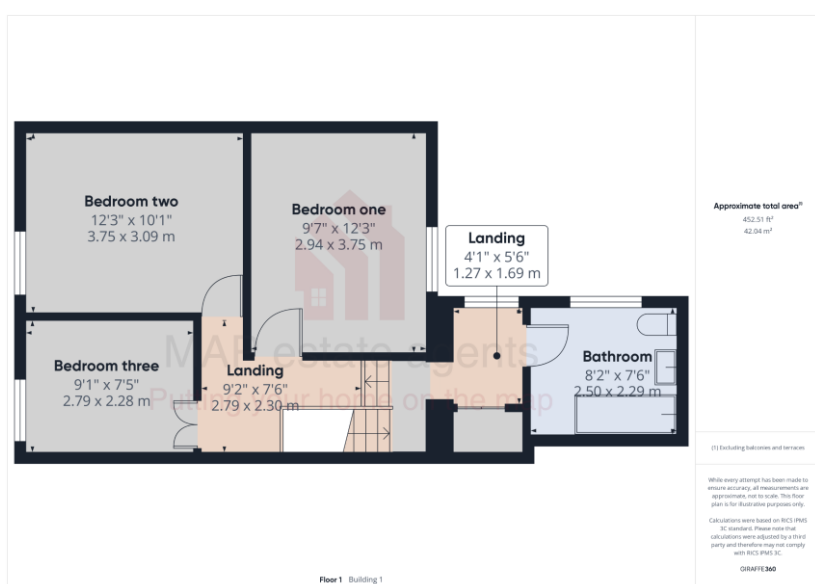


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- End terrace house
- Three bedrooms
- First floor bathroom
- Lounge and dining room
- Fitted kitchen
- Modern gas central heating
- uPVC double glazing
- Generous garden and parking to rear
- Requires some updating



Calculations were based on RICS (PMS) 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS (PMS) 3C.

GIRAFFE360

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