

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

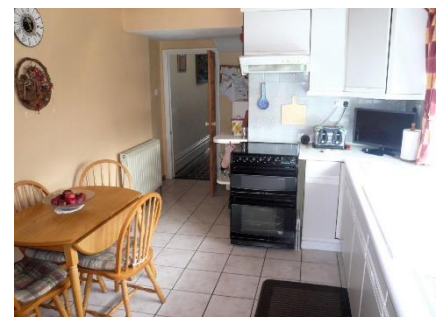
## £300,000

*Dolcoath Road, Camborne, TR14 8RW*



- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WEALTH OF CHARACTER
- GARAGE & PARKING
- GAS CENTRAL HEATING
- EPC: D COUNCIL TAX B
- WELL PROPORTIONED ACCOMMODATION
- BATHROOM & SHOWER ROOM

An Imposing Victorian Semi Detached Three Double Bedroom Family Home with Two Reception Rooms and Bathroom/WC and Shower room/WC conveniently situated on the outskirts of Camborne within easy reach of local schools, shopping facilities and transport links. The property is located in a no-through road creating a quiet ambience with little passing traffic. The accommodation is very well proportioned and retains a wealth of period features including mosaic tiled hallway, decorative ceiling roses and coving. The accommodation briefly consists of:- Entrance Hall, Lounge, Dining room, Kitchen/Breakfast room, Rear Hall, Utility Room, Shower room/WC and to the first floor a large landing, Three Double Bedrooms and a Bathroom/WC with separate shower cubicle. There is a tandem garage with pedestrian access to the rear and off road parking for up to five vehicles. The property is warmed by gas central heating and is double glazed. There is an enclosed garden to the rear which has been paved for ease of maintenance. Council Tax Band B. EPC: TBA.



# Dolcoath Road, Camborne, TR14 8RW

Approached via a tarmac driveway with steps up to a UPVC door opening to:-

## ENTRANCE HALL

A wide entrance hall with period mosaic tiled floor, decorative coving and mouldings, doors to the Lounge, Dining room and Kitchen, stairs rising to the first floor with storage area below, radiator and telephone point.

## LOUNGE

17'1" into bay x 14'8" (5.21m x 4.47m)

A spacious lounge with a double glazed bay window to the front, decorative period ceiling rose and coving, and feature period fireplace. TV aerial point.

## DINING ROOM

17'5" x 14'3" max (5.31m x 4.34m)

A well-proportioned room with a coved and textured ceiling, double glazed patio doors to the rear, radiator and TV aerial point.

## KITCHEN/BREAKFAST ROOM

16'2" x 9'4" (4.93m x 2.84m)

A good sized kitchen comprising of a range of eye-level and base units with work surface over, tiled splash-backs, inset single bowl asterite sink with side drainer, space for an electric cooker with extractor over, radiator, double glazed window overlooking the rear garden, ample space for a dining table and opens to:-

## REAR HALL

There is a UPVC door opening to the rear garden and doors to the Utility Room and Shower Room/WC

## UTILITY ROOM

6'10" x 3'8" (2.08m x 1.12m)

A useful room with space for an upright fridge/freezer, plumbing for a washing machine, floor mounted gas central heating boiler and a double glazed window to the rear.

## SHOWER ROOM/WC

7'1" x 4'11" (2.16m x 1.50m)

A modern suite comprising of a shower cubicle with glass enclosure and thermostatic shower over, close coupled WC, Bidet, pedestal mounted wash hand basin, fully tiled walls, radiator and a double glazed window to the side.

## FIRST FLOOR

### LANDING

A spacious landing with doors to all bedroom and the Bathroom/WC, loft access hatch and a double glazed window to the side.

## BEDROOM ONE

17'1" into bay x 12'9" (5.21m x 3.89m)

A well-proportioned master bedroom with a double glazed bay window to the front and a radiator.

## BEDROOM TWO

12'7" x 11'10" (3.84m x 3.61m)

A good sized second double bedroom with built in wardrobes to one wall, a double glazed window to the rear and a radiator.

## BEDROOM THREE

9'8" x 9'1" (2.95m x 2.77m)

A useful third double bedroom with a double glazed window to the front and a radiator.

## BATHROOM/WC

9'5" x 7'4" (2.87m x 2.24m)

A coloured suite comprising of a corner bath, close coupled WC, pedestal mounted wash hand basin, separate shower cubicle with glass enclosure and a thermostatic shower over, double glazed window to the side and a radiator.

## OUTSIDE

### REAR GARDEN

Enclosed by walling and laid to paving for ease of maintenance.

### SUN ROOM

12'3" x 5'6" (3.73m x 1.68m)

There is a sliding patio type door and power and light with door to:-

## GARAGE

26'1" x 10'5" (7.95m x 3.18m)

A tandem style garage with single up and over door, rear pedestrian access, window to the rear, eaves storage, power and light.

## OFF ROAD PARKING

There is off road parking for up to five vehicles

## FRONT GARDEN

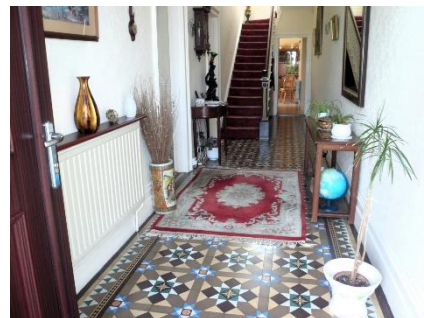
Bounded by hedging and walling with a small lawned area.

## AGENTS NOTE

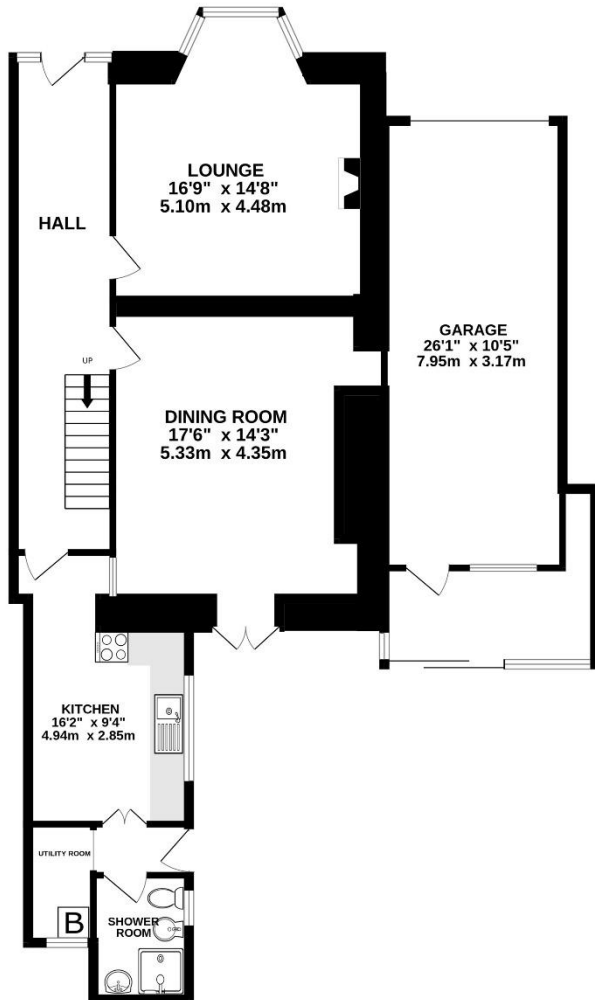
The property has been rated as Council Tax Band B. The property is of majority stone construction. All mains services are connected to the property. Mobile coverage is expected from all networks (Source Ofcom). Broadband Speeds up to 14Mbps Standard and 1800Mbps Ultra-Fast (Source Ofcom).

## ENERGY EFFICIENCY RATING

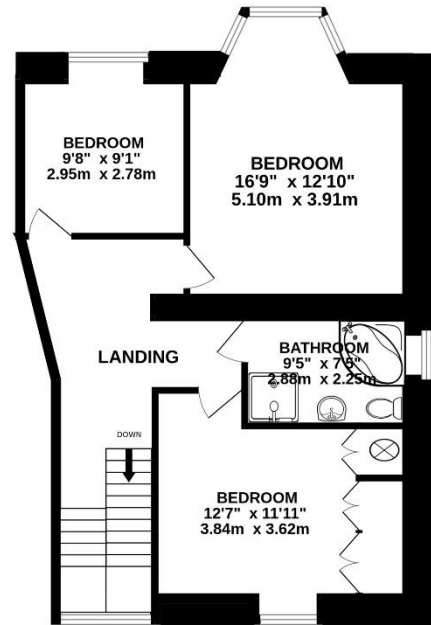
This property has been rated as: D (56) with a potential rating of C (79).



GROUND FLOOR  
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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