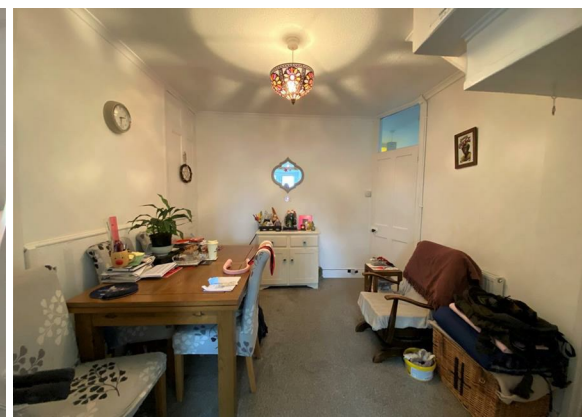




Hughville Street
Camborne
TR14 8TS

Offers In The Region Of
£130,000

- SUCCESSFUL RENTAL
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CASH BUYERS ONLY
- EPC RATING - C



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 764.24 sq ft



PROPERTY DESCRIPTION

sold with tenant in situ paying £650 per month. A delightful, two bedroom, mid terrace property benefiting from double glazing and gas central heating. Accommodation comprising of two reception rooms with original features, a kitchen providing access to the rear garden and a downstairs family bathroom. Rising to the first floor there are two good sized bedrooms. To the rear of the property is a good sized garden which has been sectioned off into a low maintenance patio area, perfecting for BBQ and seating. Through gated access, leads through to a garden mainly laid to lawn which provides access to the garage and the off-road parking for one small vehicle. This is currently a successful rental property.

ENTRANCE PORCH

1/2 panel double glazed obscure door into entrance porch, original tiled flooring, single panelled mosaic door into:

ENTRANCE HALLWAY

Fitted carpet, stairs rising to the first floor landing, doors leading into:

KITCHEN

7'2" x 8'2" (2.2m x 2.5m)
Wood effect laminate flooring, UPVC double glazed 1/2 panel door to rear, UPVC double glazed window to rear, selection of wall and base units, space for fridge freezer, space for washing machine, space for free standing over, 1 1/2 stainless steel sink with drained and mixer tap over

LIVING ROOM

Fitted carpet, bay double glazed windows to front, radiator

RECEPTION ROOM

9'10" x 10'9" (3m x 3.3m)
Fitted carpet, radiator, alcove storage cupboards, door into bathroom, door into understairs storage, opening into kitchen

BEDROOM 1

14'1" m max x 11'1" (4.3 m max x 3.4m)
Two UPVC double glazed window to front, radiator, fit carpet

BEDROOM 2

10'9" x 8'10" max (3.3m x 2.7m max)
Fitted carpet, UPVC double glazed window to rear, radiator

BATHROOM

9'2" x 5'6" (2.8m x 1.7m)
Wood effect laminate flooring, obscure double glazed window to rear, low level WC, pedestal hand basin, bath with wall mounted shower & hand held attachment, airing cupboard housing baxi boiler that was recently installed in June 2023 and storage shelving

REAR GARDEN

Steps down onto a low maintenance paved area perfect for BBQ area and seating, walk through a gated access to a good sized garden mainly laid to lawn, access to the garage & access through a gated entrance to the parking area for a small vehicle

FRONT GARDEN

To the front of the property is gated access into the property with a walled, low maintenance gravel area.

SERVICES

mains electricity, mains gas, mains drainage (however we have not verified connections).

Council Tax Band - A

Cash Purchasers

AGENTS NOTE

Due to property construction, this property is only available to cash purchasers.



Directions To Property



Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		74	
(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	

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Valuation Request

