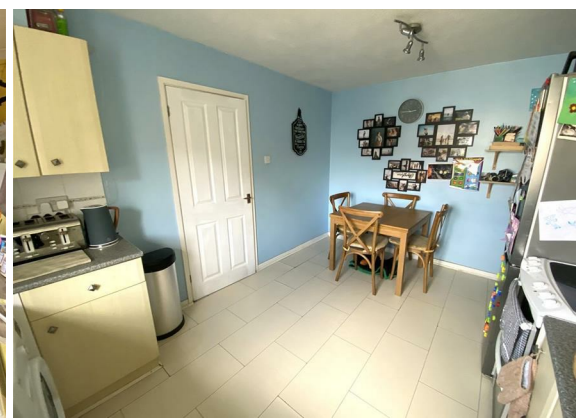
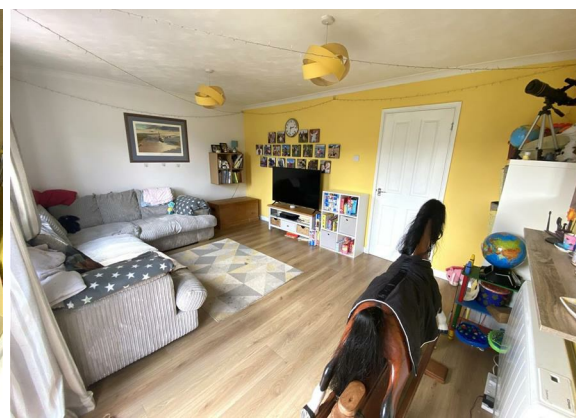




# Talveneth Camborne TR14 8RZ

Offers In The Region Of  
£230,000

- NO ONWARD CHAIN
- END OF TERRACE
- THREE BEDROOM HOUSE
- ALLOCATED PARKING
- GARAGE
- ENCLOSED REAR GARDEN



Tenure - Freehold

Council Tax Band - B

Floor Area - 828.82 sq ft



#### ENTRANCE PORCH

2'7" x 6'2" (0.8m x 1.9m)

UPVC double glazed half obscure front door into entrance porch, UPVC double glazed window to front, wood effect flooring, door into:

#### ENTRANCE HALLWAY

5'6" x 13'5" (1.7m x 4.1m)

Wood effect flooring, radiator, staircase leading to first floor, doors into:

#### KITCHEN/DINER

14'1" x 9'10" (4.3m x 3.0m)

UPVC double glazed window to front, tiled effect flooring, space for standing fridge/freezer, space for over with extractor fan built in over, space for dishwasher, space for washing machine, selection of base and wall units, stainless steel sink with drainer

#### LIVING ROOM

11'1" x 15'8" (3.4m x 4.8m)

UPVC double glazed French doors providing access to the rear garden, UPVC double glazed window with double glazed side glass panel to rear, radiator

#### BEDROOM 3

6'6" x 8'2" (2m x 2.5m)

UPVC double glazed window to rear, fitted carpet, radiator

#### BEDROOM 2

8'10" x 11'9" (2.7m x 3.6m )

UPVC double glazed window with double glazed side glass panel to rear, fitted carpet

#### BEDROOM 1

9'6" max x 11'9" (2.9m max x 3.6m )

2.9m max x 3.6m UPVC double glazed window to front with double glazed side panel, fitted carpet, built in storage/wardrobe, radiator

#### BATHROOM

UPVC double glazed obscure window to front, tiled effect

flooring, low level WC, panel enclosed bath with wall mounted shower and hand held attachment, tiled surround, pedestal hand basin,

#### REAR GARDEN

Fully enclosed tiered rear garden mainly laid to lawn, small patio area ideal for seating and BBQ area, steps rising up to the second tier of the garden which is mainly laid to lawn

#### FRONT ASPECT

Front garden which is mainly laid to lawn, a detached garage with power supply and driveway parking space to the front of the garage. There is also communal parking which is on a first come first serve basis.

#### GARAGE

19'3" x 8'11" (5.88m x 2.74m )

A spacious single garage with up and over door and power supply.

#### SERVICES

Mains Water, Mains Electricity, Mains Drainage (Please note, connections have not been verified by Millerson)

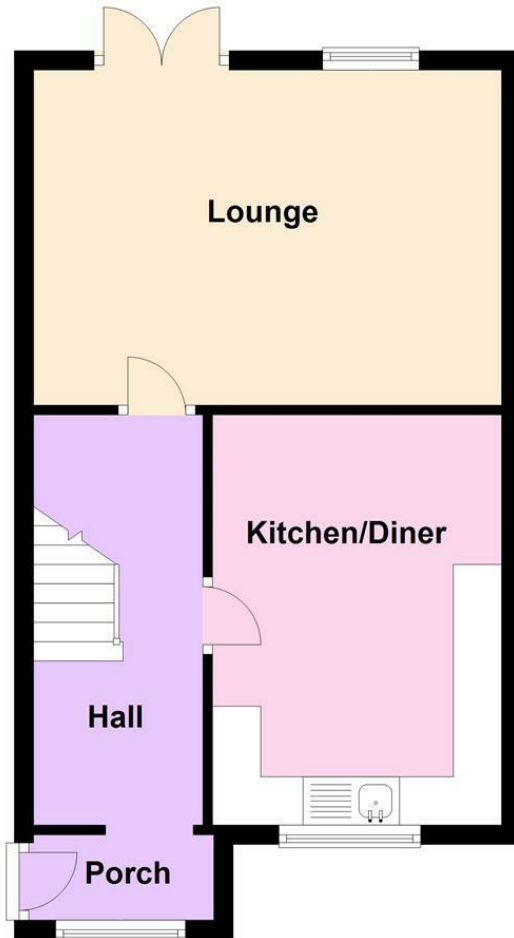
#### AGENTS NOTE

The adjoining neighbour does have a right of access through the rear garden if required.



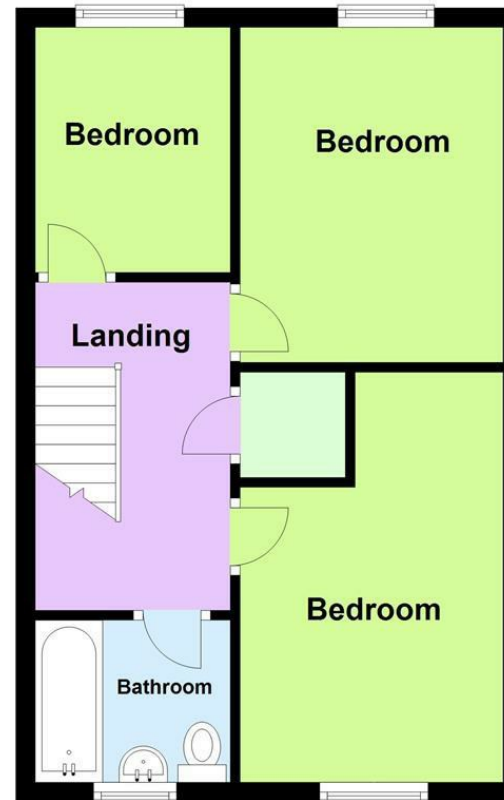
## Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Contact Us

Millerson Estate Agents  
29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

T: 01209 612255

[www.millerson.com](http://www.millerson.com)

## Valuation Request



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