



Parc Bracket Street  
Camborne  
Cornwall  
TR14 8BN  
GuidePrice - Asking Price  
£210,000

- END TERRACE COTTAGE
- THREE BEDROOMS
- ENSUITE AND BATHROOM
- OFF ROAD PARKING
- QUIET EDGE OF TOWN LOCATION
- 20ft LOUNGE



Tenure - Freehold

Council Tax Band - A

Floor Area - 861.00 sq ft



### Property Description

Situated in a quiet edge of town location is this end of terrace, extended house boasting spacious living accommodation including a 20ft lounge/diner, modern kitchen/breakfast room, utility, large family bathroom, three bedrooms with one en-suite and additional W.C. Outside offers secure parking in an enclosed private courtyard garden. The home also boasts double glazing and gas central heating.

### Accommodation In Detail

(All measurements are approximate)

#### Entrance

Obscure double glazed door into:

#### Kitchen/Breakfast Room

12'9" x 12'2" (3.89m x 3.72m)

A modern, white gloss fitted kitchen hosting a range of base and wall units including integrated fridge, freezer, dishwasher, oven, hob and extractor, central island breakfast bar, stainless steel sink with mixer tap and drainer, wood effect worksurfaces, inset lighting, LED kickboard lighting, tiled floor, dual aspect double glazing including door to rear, internal door to utility, open through to:

#### Living/Dining Room

20'6" x 11'0" (6.26m x 3.37m)

A large dual aspect living room with double glazed windows to front and side, wood effect flooring, inset lighting, two decorative radiators, stairs to first floor.

#### Utility

A useful utility room with under counter spaces for washing machine and tumble dryer, cloaks hanging space, tile, effect flooring, wall mounted 'Baxi' combination boiler, door through to:

#### Bathroom

A large family bathroom comprising corner bath with shower attachment and tiled surround, hand basin with drawers below

and W.C, chrome effect heated towel rail, half tiled wall, tile effect flooring, inset lighting, obscure double glazed window, extractor fan.

#### First Floor

#### Landing

Loft access hatch, doors to bedrooms and cloak room.

#### Cloakroom

W.C, hand basin with tiled splash back.

#### Bedroom One

13'5" max x 9'7" (4.1m max x 2.94m)

A comfortable double bedroom with dual aspect double glazed windows, radiator, door into:

#### Ensuite

A three piece shower suite comprising shower cubicle with easy clean surround, hand basin with tiled splash back and storage cupboard below and W.C, chrome effect heated towel rail, inset lighting, extractor fan, obscure double glazed window,

#### Bedroom Two

11'0" x 9'8" (3.37m x 2.97m )

A second double bedroom with double glazed window, radiator.

#### Bedroom Three

10'5" x 5'5" (3.2m x 1.67m )

A single bedroom with double glazed window and radiator.

#### Outside

To the side of the home is an electric roller door leading into a private brick paved courtyard with a storage shed.

#### Services

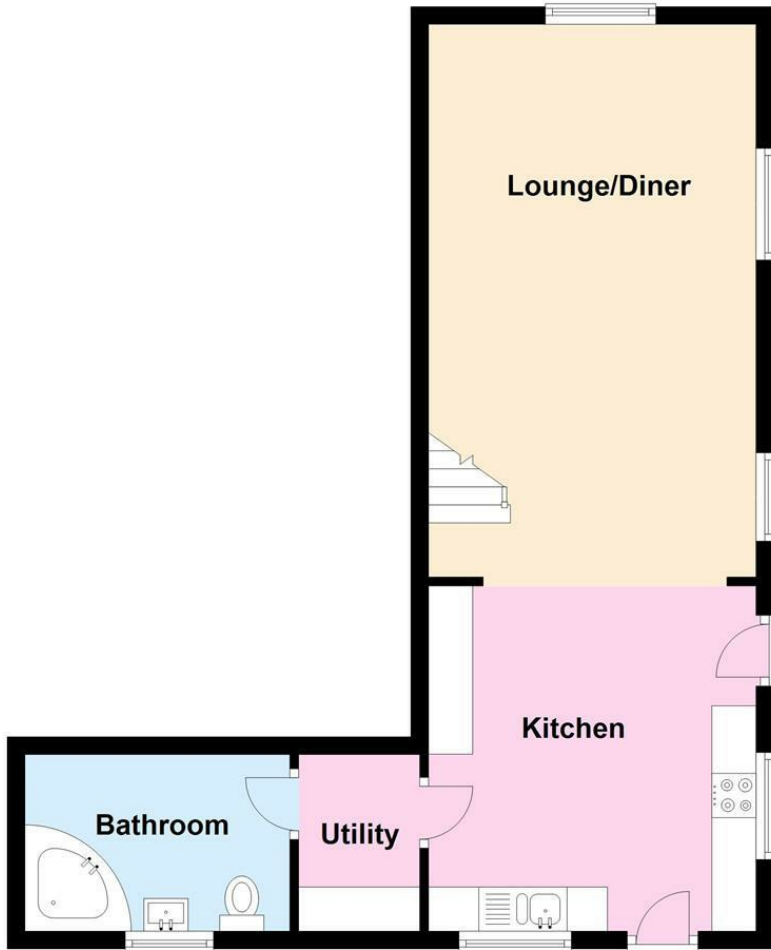
Mains electricity, metered water, drainage and gas (however we have not verified connections).

Council Tax Band A



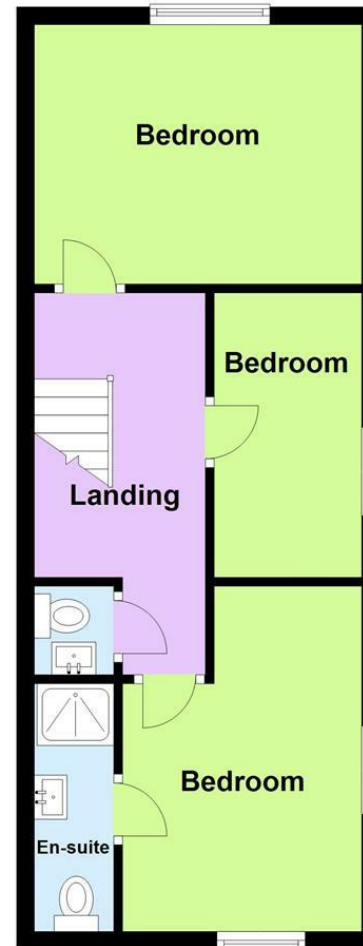
### Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 85.3 sq. metres (917.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Contact Us

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### Valuation Request

