



St. Martins Crescent  
Camborne  
TR14 7HQ

Offers In Excess Of  
£220,000

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- LARGE ENCLOSED GARDEN
- LOUNGE
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- QUIET RESIDENTIAL AREA





Tenure - Freehold

Council Tax Band - A

Floor Area - 797.00 sq ft



### Property Description

Situated in a quiet and popular residential area on the outskirts of Camborne Town is this semi detached house perfect for first time buyers. The accommodation is light and airy with plenty of storage space and briefly comprises an entrance hall, lounge, kitchen/dining room, cloak room, two large double bedrooms and a bathroom with separate W.C. The front of the property is laid to lawn with a useful block outbuilding whilst the rear enjoys a good sized garden which is also laid to lawn and offers enough space to extend the home further. The garden is secure and enclosed making it ideal for children and pets. The property also benefits from double glazing and gas central heating.

### Accommodation In Detail

(All measurements are approximate)

#### Entrance

Obscure double glazed door into:

#### Entrance Hall

Solid wood flooring, stairs to first floor with plenty of coat hanging space, storage cupboard, double glazed door to rear garden, doors to Kitchen, Lounge and Cloak Room.

#### Lounge

12'7" x 12'5" (3.85m x 3.79m )

A large Lounge with double glazed window, radiator.

#### Kitchen/Dining Room

9'10" x 8'11" (3m x 2.72m )

A modern fitted kitchen with a range of fitted base and wall units, worksurface with tiled splash backs and Ceramic sink inset, integrated oven, hob and extractor hood, double glazed window, large storage cupboard, radiator, wood effect flooring.

#### Cloak Room

W.C and hand basin, obscure double glazed window.

### First Floor

#### Landing

Doors to bedrooms, bathroom and W.C, loft access hatch with drop down ladder into a boarded loft with lighting, cupboard housing combination boiler.

#### Bedroom One

15'10" x 9'10" (4.85m x 3.01m )

Two double glazed windows, built-in wardrobe, radiator.

#### Bedroom Two

11'5" x 10'7" (3.5m x 3.25m )

Double glazed window, radiator.

#### Bathroom

Bath with shower over and hand basin, obscure double glazed window, tiled walls, radiator.

#### W.C

W.C, obscure double glazed window.

#### Outside

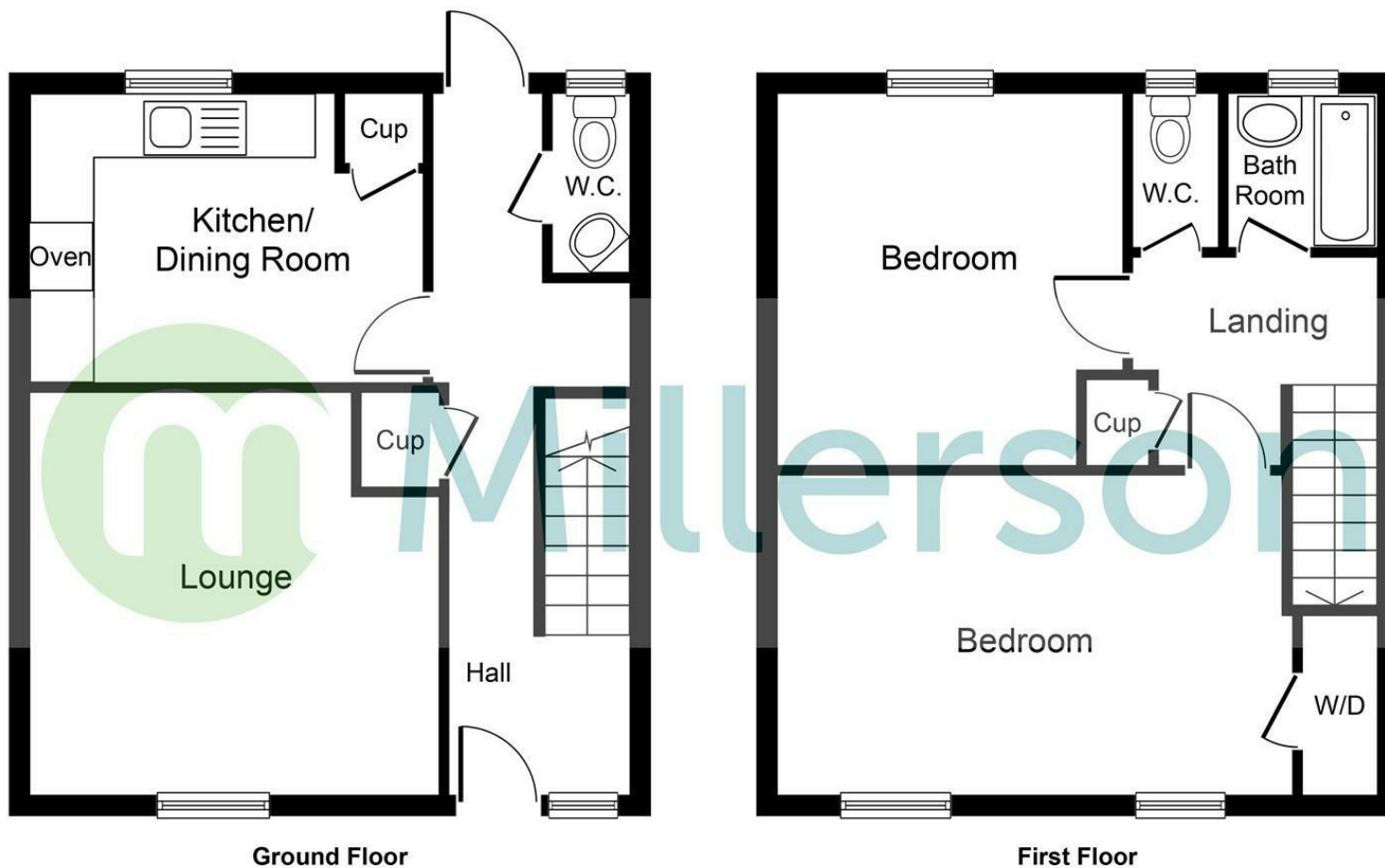
The property is approached over a paved pedestrian pathway with a level lawn adjacent and a useful, 1.8m x 1.8m block outbuilding with lighting. The rear enjoys a large enclosed garden which is big enough to accommodate an conservatory/extension (subject to permissions) and leave plenty of garden space for children, pets and outdoor entertaining. The garden is laid to lawn with an insulated tool shed.

#### Services

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

Council Tax band A





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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### Contact Us

Millerson Estate Agents  
 29 Commercial Street  
 Camborne  
 Cornwall  
 TR14 8JX  
 E: camborne@millerson.com  
 T: 01209 612255  
 www.millerson.com

### Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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	

