



Maynes Row
Tuckingmill
Camborne
TR14 8QP

Offers In The Region Of
£220,000

- MID TERRACED COTTAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GARAGE
- LONG ENCLOSED GARDEN
- QUIET LOCATION
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - A

Floor Area - 746.20 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this mid terraced cottage, situated in a quiet location on the edge of Camborne. This clean and tidy home offers a great opportunity for first time buyers with the accommodation comprising a lounge, dining room, kitchen, cloak room, three bedrooms and first floor bathroom. Outside enjoys a good sized, enclosed garden to the front with a large garage and a rear court yard. The property also benefits from double glazing and oil fired heating.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure glazed door into:

LOUNGE

16'4" into alcove x 10'5" (4.99m into alcove x 3.2m)

Feature cast iron open fireplace with ornate wooden surround and arched alcoves to either side, double glazed window, wood effect laminate flooring, door into:

DINING ROOM

12'5" okus stairs x 9'2" (3.79m okus stairs x 2.8m)

Feature fireplace with oil fired Rayburn inset, storage cupboard, wood effect flooring, stairs to first floor with storage cupboards below, door to rear courtyard,

KITCHEN

10'9" x 9'6" (3.29m x 2.91m)

Fitted with a range of natural wood base and wall units, roll edge worksurfaces with tiled splash backs, stainless steel sink with mixer tap and drainer, spaces for fridge/freezer, washing machine, tumble dryer and oven, double glazed window, herringbone wood effect tiled floor, door into:

CLOAK ROOM

W.C and hand basin with tiled splash back, cloak hanging space.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'7" x 7'1" (3.85m x 2.16m)

A comfortable double bedroom with double glazed window, radiator.

BEDROOM TWO

10'5" x 9'1" (3.2m x 2.79m)

A second double bedroom with double glazed window, radiator.

BEDROOM THREE

10'6" x 6'3" (3.22m x 1.92m)

A single bedroom with double glazed window, radiator.

BATHROOM

A three piece bathroom suite comprising bath with electric shower over and additional telephone style shower attachment, W.C and hand basin, tiled walls built in storage cupboard, electric heater, wood effect flooring, obscure double glazed window.

OUTSIDE

The property is approached through an under cover brick paved pathway adjacent to a large garage. A pedestrian gate then leads into the main garden which is a good size, enclosed and comprises a lawn, gravel patio and brick paved patio. There is also a fish pond and attached to the garage is a former Aviary which could be used for storage. To the rear is a courtyard with pedestrian access.

GARAGE

21'3" x 11'4" (6.5m x 3.46m)

A good sized garage with pitched roof, double wooden doors, pedestrian door, light and power.

SERVICES

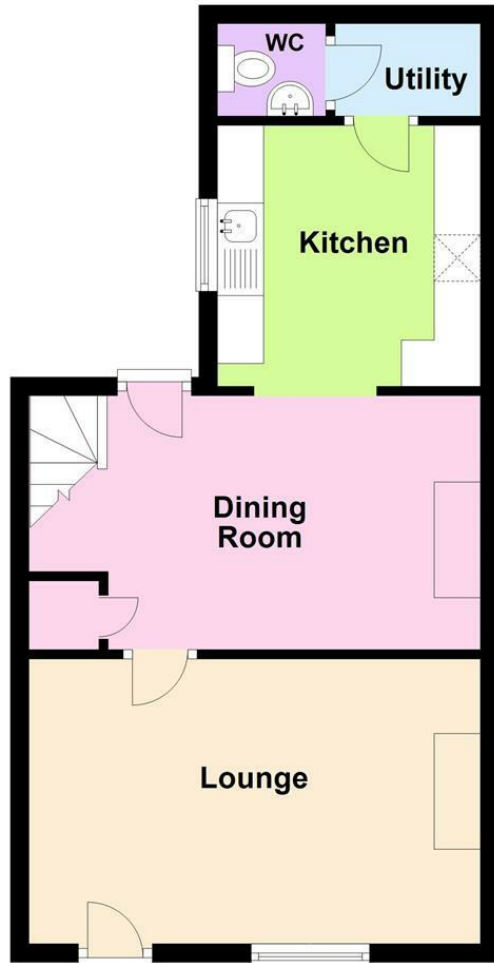
Mains electricity, water, drainage and oil (However we have not verified connections).

Council Tax Band A



Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		37	76
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request



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