



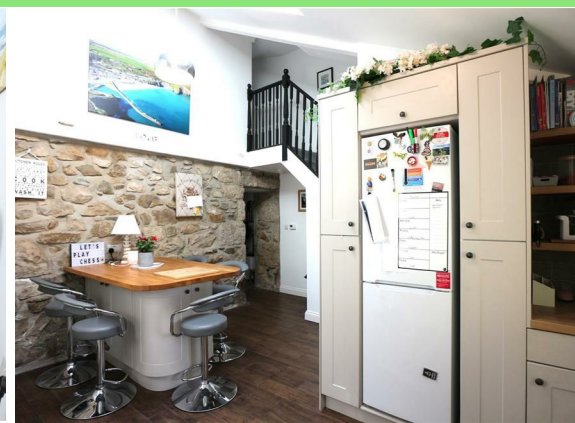
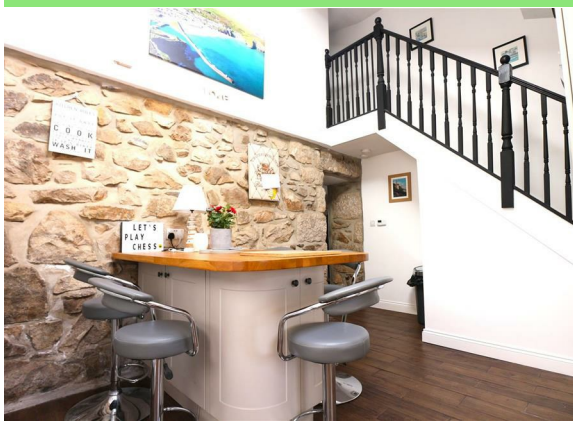
Rosewarne Road

Camborne

TR14 8BB

Asking Price £200,000

- FANTASTIC CONDITION THROUGHOUT
- STRUCTURALLY IMPRESSIVE KITCHEN
  - OFF ROAD PARKING
  - GARAGE
- THREE DOUBLE BEDROOMS
- CONVENIENT LOCATION
  - MAINS SERVICES
  - FAMILY HOME



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Tenure - Freehold

Council Tax Band - A

Floor Area - 828.00 sq ft



### DESCRIPTION

Millerson are delighted to present this immaculate three double bedroomed family home, situated within the heart of Camborne. The property is close to amenities, offers off road parking and has the added benefit of a garage! The accommodation briefly comprises of a spacious lounge, kitchen/diner featuring a vaulted ceiling and Velux windows, modern family bathroom and three double bedrooms. Externally there is a courtyard garden to the rear, with a parking space and garage within a block. This is a really versatile property, offering multiple different ways to use the internal and external space which is best suited to the home owner. Please contact the branch for further details.

### ENTRANCE

Composite door opening into:

### LOUNGE

13'6" x 11'8" (4.14m x 3.58m)

A beautifully presented and spacious lounge, featuring an inglenook fireplace. uPVC window overlooking the front elevation, ceiling light fitting, wall mounted lighting, radiator and door leading into:

### BEDROOM/SECOND RECEPTION ROOM

11'8" x 10'6" (3.58m x 3.22m)

An excellent sized room with the potential to be used as a large double bedroom, second reception room, home office, etc. Feature fireplace with electric fire, uPVC window overlooking the front elevation, radiator and ceiling light fitting.

### KITCHEN/DINER

13'8" x 10'11" (4.19m x 3.35m)

An impressive kitchen/diner featuring an exposed stone wall and vaulted ceiling with Velux windows which let in a wonderful amount of light. The kitchen offers both a range of wall and base units with work surfaces over, stainless steel sink, integrated electric hob with oven, extractor fan, ceiling light fittings, tiled flooring and stone effect tiled splash back. The sellers have decided to include the large kitchen island with breakfast stools,

fridge/freezer and washing machine within the sale. uPVC door to the garden. Under stairs storage cupboard. Steps leading to the first floor.

### BATHROOM

Low level W/C. Sink basin within a blue gloss vanity unit. Undercounter storage. Mains shower above a white panelled bath. Stainless steel mixer taps. Extractor fan. Stainless steel towel heater. Modern wall mounted electric heater. Obscure uPVC window to the rear. Ceiling light. Wall mounted "Worcester" boiler.

### FIRST FLOOR LANDING

Pendant light fitting, doors leading to:

### MASTER BEDROOM

13'6" x 11'6" x (4.14m x 3.53x)

A generously sized master bedroom with large free standing mirrored wardrobe, pendant light fitting, radiator and uPVC window overlooking the front elevation.

### DOUBLE BEDROOM

11'8" x 9'4" (3.58m x 2.87m )

Another fantastically sized double bedroom with a large free standing mirrored wardrobe, pendant light fitting, radiator and uPVC window overlooking the front elevation.

### GARAGE

Single width garage within block with work bench and "up and over" style door.

### OUTSIDE

This property offers a really versatile outer space. To the rear there is currently a decked area leading onto a gravelled space which can be used for parking. There is of course the opportunity to enclose the rear garden to offer further privacy if desired. This property also benefits from a garage within a block, just opposite the rear garden and an outside tap. To access the parking via a vehicle there is a large side gate adjoining the property.



## Directions To Property

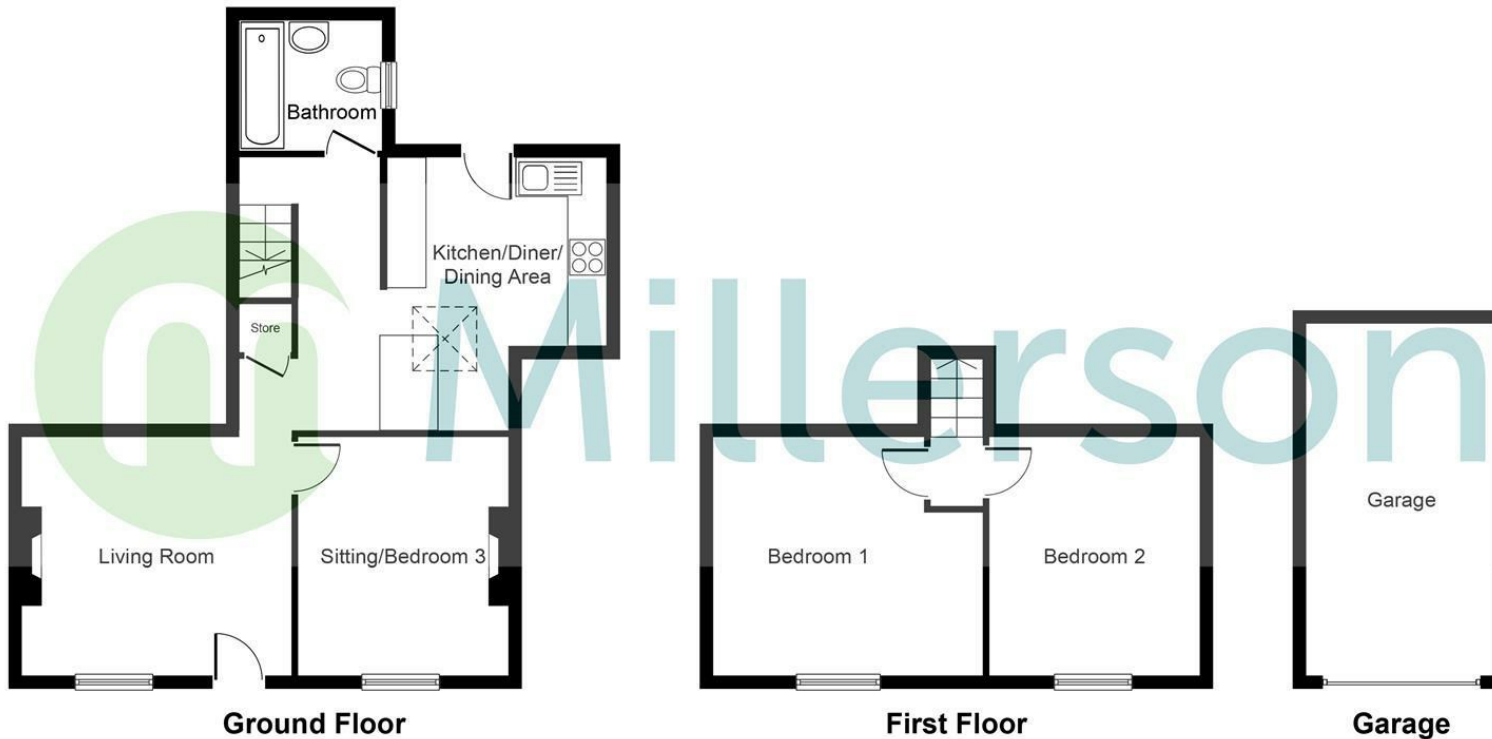
### Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

