



Hughville Street
Camborne
TR14 8TS

Asking Price £125,000

- TWO BEDROOM TERRACED HOUSE
- CASH PURCHASE ONLY
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR WET ROOM
- ENCLOSED SUNNY GARDEN
- GARAGE AND PARKING



Tenure - Freehold

Council Tax Band - A

Floor Area - 914.00 sq ft



PROPERTY DESCRIPTION

Offered to cash buyers only and with no onward chain is this spacious, mid terraced house situated in a quiet street on the outskirts of Camborne Town. The accommodation briefly comprises an entrance hall, lounge, reception/dining room, kitchen, conservatory, upgraded shower room and two double bedrooms. Outside, the front offers an enclosed courtyard whilst the rear enjoys a good sized, sunny garden which is enclosed and well stocked with plants and shrubs. At the end of the garden is a large single garage and pedestrian access. The property would benefit from some updating in areas but offers a great opportunity for a buyer looking for a good sized and good value home with no onward chain.

ACCOMMODATION IN DETAIL

(All measurements are approximate).

ENTRANCE

Wooden door into:

ENTRANCE HALL

An entrance vestibule with Period tiled floor and stained glass wooden door into an inner hall way. Stairs to first floor, open through to lounge and reception room.

LOUNGE

13'1" into bay window x 10'4" into alcove (4m into bay window x 3.15m into alcove)

Double glazed bay window, fire place with gas fired stove and wooden mantel, ceiling rose, picture rail.

RECEPTION ROOM

12'2" including stairs x 11'0" (3.72m including stairs x 3.37m)

Perfect as a dining space or family room doors to kitchen and shower room, modern night storage heater.

KITCHEN

7'8" x 7'4" (2.35m x 2.25m)

A range of matching base and wall units, granite effect work surfaces with stainless steel sink inset, electric oven with extractor hood over, tiled floor, glazed window and glazed door into:

CONSERVATORY

8'7" x 6'3" (2.62m x 1.92m)

A dual aspect conservatory with double glazed windows and double glazed patio doors opening out to the rear garden.

SHOWER ROOM

An upgraded three piece shower suite comprising double shower cubicle with electric shower and easy clean granite effect surround, W.C and hand basin, non slip flooring, wall mounted electric heater, chrome effect towel rail, Velux window, obscure glazed window.

FIRST FLOOR

LANDING

Double glazed window, modern night storage heater, loft access hatch, cupboard housing upgraded water heater.

BEDROOM ONE

13'11" x 11'1" (4.26m x 3.4m)

A large double bedroom with two double glazed windows.

BEDROOM TWO

11'1" x 8'7" (3.4m x 2.62m)

A second double bedroom with double glazed window.

OUTSIDE

The property is approached through a pedestrian gate into an enclosed paved court yard. The rear enjoys a good sized enclosed garden with a southerly aspect. mainly laid to paving with mature borders, the garden leads to a single garage a rear pedestrian accsee.

GARAGE

19'9" x 8'11" (6.03m x 2.73m)

SERVICES

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

Council Tax Band

AGENTS NOTE

Due to Mass Concrete/Mundic construction, the property is offered to cash buyers only.





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

Valuation Request

