



Hull Road
Camborne
TR14 8GS

Price £230,000

- IMMACULATE CONDITION
- THREE BEDROOMS
- ALLOCATED PARKING
- WELL PRESENTED, LOW MAINTENANCE GARDEN
- LOUNGE/DINER
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS ALIKE
- MAINS SERVICES
- CONVENIENT LOCATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 796.53 sq ft



PROPERTY DESCRIPTION

An immaculate home situated on the periphery of Camborne town, this property would be well suited to first time buyers and investors alike. The accommodation briefly comprises an entrance hall, kitchen, cloakroom, lounge and diner, two double bedrooms, one single bedroom and a family bathroom. Externally there is a well presented yet low maintenance garden which has been laid with artificial lawn and includes a wooden garden shed. To the front of the property there is an allocated parking bay. Overall this is a wonderful property and one sure to be popular.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

A composite door leading into:

ENTRANCE HALL

10'8" x 3'3" (3.26m x 1m)

Wood effect flooring, radiator, storage cupboard housing electrics, pendant light fitting, stairs to the first floor and doors leading into:

KITCHEN

9'4" x 8'6" (2.86m x 2.6m)

An immaculate kitchen with a range of white gloss wall and base units with granite effect worksurfaces over. Integrated "Zanussi" oven, four ring gas hob, overhead extractor, stainless steel sink with drainer and plumbing in place for a washing machine. There is a uPVC double glazed window overlooking the front elevation. Ceiling lighting. Radiator.

LOUNGE/DINER

15'11" x 15'7" (4.87m x 4.77m)

A large lounge/diner with uPVC double glazed French doors which let in an abundance of light. Wood effect flooring. TV point. Radiator. Pendant light fitting. Large storage cupboard.

CLOAKROOM

6'9" x 3'0" (2.06m x 0.93m)

Low level W/C. Sink basin with pedestal. Radiator. Ceiling light. Tiled splashback. Wood effect flooring. Obscure double glazed uPVC window.

STAIRS TO THE FIRST FLOOR

LANDING

Radiator. Access to loft. Airing cupboard housing boiler with shelving. Pendant light. Doors to all rooms.

MASTER BEDROOM

12'7" x 11'8" (3.86m x 3.57m)

uPVC double glazed window overlooking the front elevation. Grey carpet. Pendant light fitting. TV point. Thermostat point.

SECOND BEDROOM

8'5" x 12'4" (2.57m x 3.78m)

A second double bedroom with a uPVC double glazed window overlooking the rear elevation. Grey carpet. Pendant light fitting. TV point. Radiator.

THIRD BEDROOM

8'4" x 6'9" (2.55m x 2.07m)

uPVC double glazed window overlooking the rear elevation. Radiator. Grey carpet. Pendant light fitting.

FAMILY BATHROOM

A modern three piece suite with an attractive tiled surround. Low level W/C. Sink basin and pedestal. White panelled bath with overhead shower. Wood effect flooring. Extractor fan. Radiator. Obscure uPVC double glazed window overlooking the front elevation.

GARDEN

The rear garden is safely enclosed via a wooden garden fence with a pedestrian gateway. The garden is laid out over two separate tiers, one with artificial lawn and the other with patio slabs. There is also a generously sized garden shed which is included in the sale.

PARKING



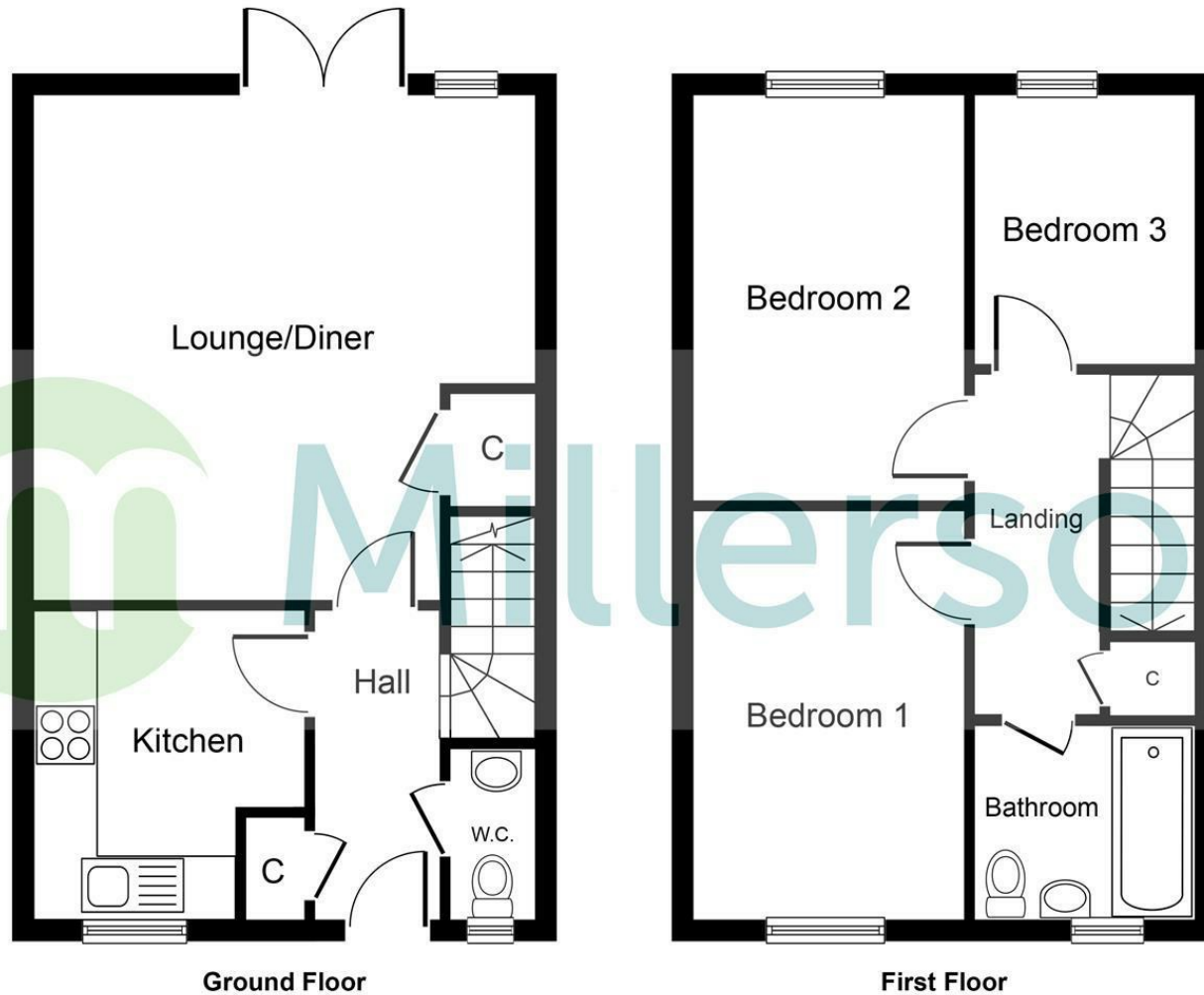
There is an allocated parking bay opposite the property.





Hull Road, Camborne, TR14 8GS





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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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	