



Cameron Court  
West Charles  
Street  
Camborne

Price Guide £230,000

- ATTENTION FIRST TIME BUYERS
- IMMACULATE PROPERTY
- GARAGE
- EN-SUITE
- OVER THREE FLOORS
- MODERN KITCHEN
- MAINS SERVICES
- CONVENIENT LOCATION
- ALLOCATED OFF ROAD PARKING



Tenure - Freehold

Council Tax Band - B

Floor Area - 1108.68 sq ft



## PROPERTY DESCRIPTION

Attention first time buyers and investors alike! Millerson are delighted to offer this immaculate terraced town house situated within a convenient location on the periphery of Camborne town. The property briefly comprises an integrated garage, ground floor bedroom with ensuite, kitchen/diner, lounge, two double bedrooms and a family bathroom. Externally there is an allocated parking bay to the front, and a low maintenance, artificial turfed garden to the rear. Overall this is a fantastic opportunity and a property which is sure to be popular.

### ENTRANCE

Composite front door leading into:

### ENTRANCE VESTIBULE

Tiled flooring, Ceiling light, doors leading into:

### GARAGE

15'4 x 9'2 (4.67m x 2.79m)

A very spacious garage which is currently being used as a home gym. Ceiling lights. Under stairs storage cupboard. "Up and over" electric door. Radiator. Tiled flooring. Pedestrian doorway leading into:

### GROUND FLOOR BEDROOM

12'2 x 8'9 (3.71m x 2.67m)

A wonderfully bright ground floor bedroom featuring sliding patio doors which open out into the garden. Half wood effect flooring and half carpet, pendant light fitting, utility cupboard with plumbing in place for a washing machine, Doorway leading into:

### ENSUITE

A white three piece suite comprising a low level W/C, sink basin with pedestal, and an electric shower within an enclosed double surround. Chrome ladder towel rail. Tiled splashback. Extractor. Tiled effect flooring. uPVC obscure double glazed window overlooking the rear elevation.

### STAIRS TO FIRST FLOOR

## FIRST FLOOR LANDING

Wood effect flooring. Telephone point. Covings. Door leading into:

### KITCHEN/DINER

11'10" x 13'2" (3.63m x 4.03m)

A luxury modern grey gloss kitchen featuring base units with wood effect worksurfaces over. Integrated appliances are included, such as the "Bosch" oven with gas hob along with the overhead extractor. Contemporary sink with drainer. Wall mounted "Worcester" boiler within cupboard surround. Wood effect flooring. Radiator. Downlighting, Splashback. Tiled surround. Two uPVC windows overlooking the rear elevation.

### LOUNGE

16'0" x 13'3" (4.9m x 4.06m)

A generous sized lounge with uPVC double glazed sliding doors leading out onto a Juliette balcony. Two radiators. Wood effect flooring. Downlighting. Media wall with TV point. uPVC window overlooking the front elevation.

## STAIRS TO THE SECOND FLOOR

### SECOND FLOOR LANDING

Access to loft hatch, doors to all rooms.

### BEDROOM TWO

9'0" x 13'2" (2.76m x 4.03m)

A beautifully bright double bedroom with double glazed Velux windows. Pendant light fitting. Wall lighting. TV point.

### BEDROOM THREE

8'2" x 6'3" (2.5m x 1.92m )

A third double bedroom with uPVC windows overlooking the front elevation. Pendant light fitting. Radiator. Large storage cupboard. TV point.

### BATHROOM

An attractive modern white suite which comprises of a wash hand basin within high gloss vanity style unit with double door storage below. Low level WC. P'shaped spa bath with side panel





and tiling to end. Chrome style mixer tap. Curved shower screen. Chrome style thermostatically controlled shower. White high gloss wall mounted units with matching base unit. Tiled work surface. Chrome ladder style towel radiator. Down lighting. Coving. Extractor. Shelving. Mirror with lighting. Travertine style tiling to walls and floor.

### OUTSIDE

To the rear there is a sunny and enclosed garden which is accessed directly from the ground floor bedroom. The rear garden boasts both a patio and artificial lawn which is low maintenance yet aesthetically pleasing, a wonderful space for BBQ's and alfresco dining.

To the front of the property there is an allocated parking bay which is big enough to fit two vehicles.



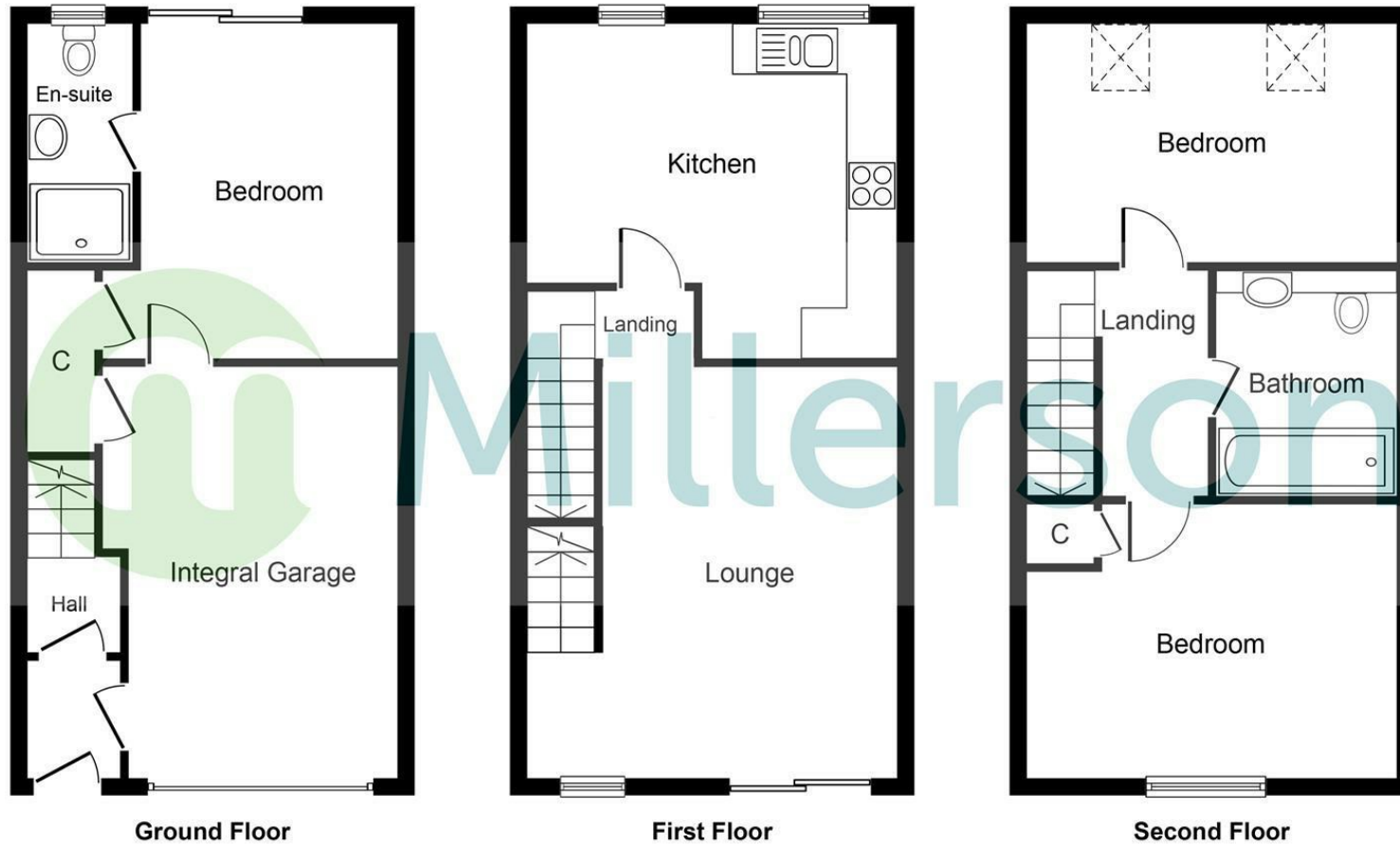




Cameron Court, West Charles Street, Camborne, TR14 8BZ







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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

