



Wills Row  
Clifton Road  
Park Bottom  
TR15 3UB

Asking Price £170,000

- CHARMING TERRACED COTTAGE
- QUIET TUCKED AWAY LOCATION
- ONE DOUBLE BEDROOM
- TWO RECEPTION ROOMS
- ENCLOSED SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 731.95 sq ft



### PROPERTY DESCRIPTION

Tucked away on the outskirts of Illogan sits this charming terraced cottage offered for sale with no onward chain. This delightful well presented property offers accommodation comprising an entrance hall, cloak room, kitchen, lounge, a versatile second reception room and to the first floor a comfortable double bedroom and bathroom. Outside, the cottage is located in a quiet no through lane and benefits from a south westerly facing, enclosed rear garden laid to paving for ease of maintenance. Other benefits include double glazing, mains gas central heating and will ideally suit first time buyers, investors or a purchaser looking for a quiet quaint home.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed obscure front door leading into:

#### ENTRANCE HALL

Stairs to first floor with cloaks space below. uPVC double glazed window providing light into the hallway/landing. Radiator. Doors to kitchen and cloak room, open into lounge

#### CLOAK ROOM

Low level WC and wall mounted wash hand basin with complementary tiled splash back. Extractor fan.

#### KITCHEN

11'10" x 6'5" (3.63m x 1.98m)

uPVC double glazed window to front elevation. A range of matching base units and drawers with granite effect laminate roll top worksurfaces over. Stainless steel sink and drainer with complementary tiled splash back. Spaces for washing machine, fridge/freezer and electric cooker. Wood effect laminate flooring. Wall mounted combination boiler.

#### LOUNGE

12'0" x 11'3" (3.66m x 3.45m)

Granite feature fireplace with tiled hearth and shelving to either side. Radiator. Exposed ceiling beams. Steps down to:

### RECEPTION TWO

19'5" x 8'10" (5.92m x 2.7m)

uPVC double glazed door to rear garden and window to rear elevation. Radiator. Wood effect laminate flooring.

### FIRST FLOOR

#### LANDING

An open split level landing with doors to bedroom and bathroom.

#### BEDROOM

12'1" x 9'4" (3.7m x 2.87m)

A comfortable double bedroom with uPVC double glazed window with deep tiled window sill. Two built-in cupboards, one with shelving and a double door cupboard with hanging space. Radiator.

#### BATHROOM

UPVC double glazed obscure window to front elevation. Extractor fan. Three piece bathroom suite comprising WC, pedestal wash hand basin with tiled splash back and panelled bath tiled splash back.

#### OUTSIDE

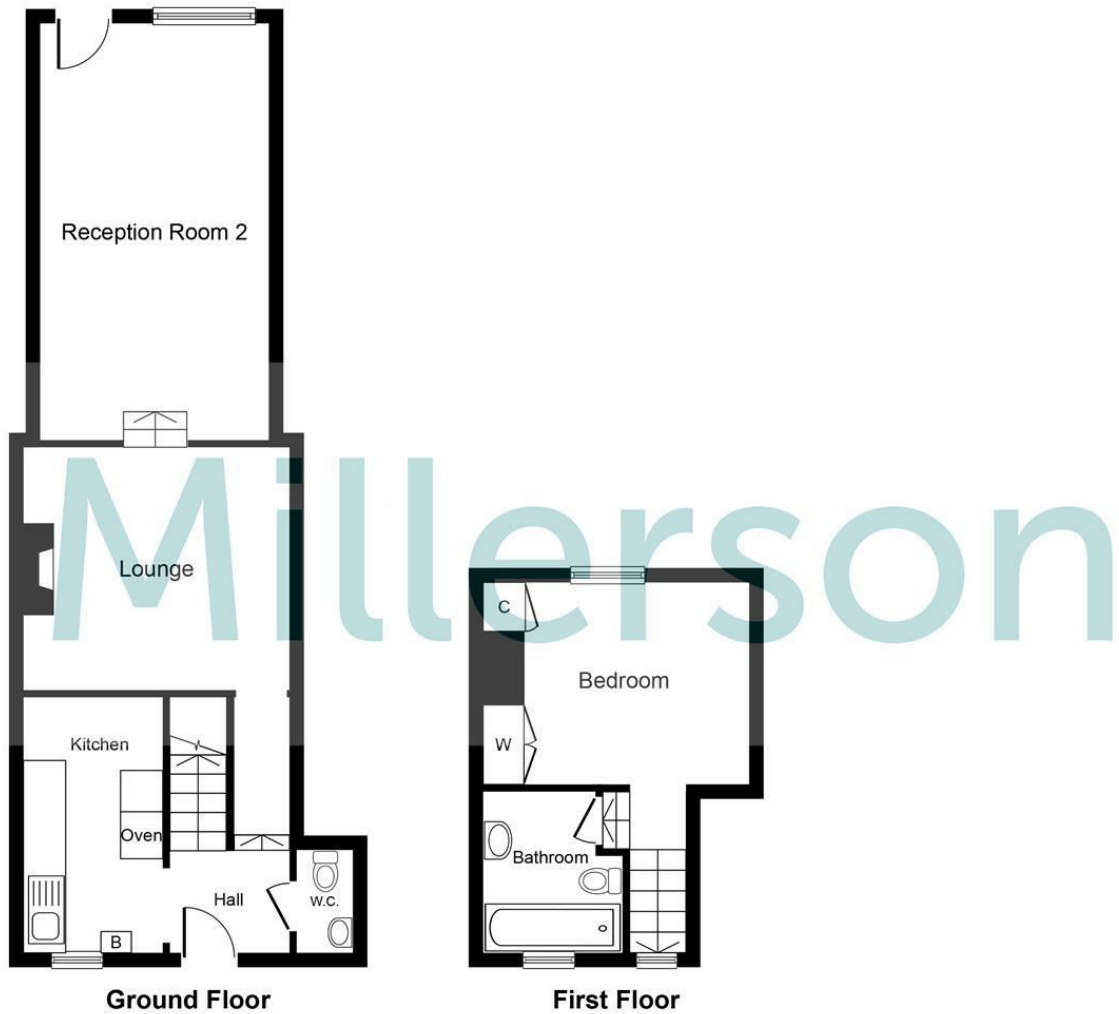
The property is approached over a quiet, no through gravelled lane with plenty of parking available away from the main road. To the rear you will find a delightful, south westerly facing garden which is enclosed and laid to paving for ease of maintenance.

#### SERVICES

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

Council Tax Band A





Ground Floor

First Floor

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

### Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	

