



Laity Fields  
Camborne  
TR14 8RT

Offers In The Region Of  
£210,000

- MODERN TERRACED HOME
- NO ONWARD CHAIN
- TWO BEDROOMS
- ENCLOSED GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 720.70 sq ft



## PROPERTY DESCRIPTION

A fantastic opportunity to purchase this mid terraced home perfect for first time buyers or investors. Offered for sale with no onward chain, the accommodation comprises an entrance vestibule, lounge, kitchen, cloak room, two double bedrooms and large bathroom. Outside, the rear enjoys a private sunny garden and access to an allocated parking space. Other benefits include double glazing, gas central heating and is located in a convenient edge of town location giving easy access to local amenities.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Composite door into:

### ENTRANCE VESTIBULE

Cloak hanging space, part tiled floor, radiator, door into:

### LOUNGE

11'5" x 11'2" plus hall area (3.5m x 3.42m plus hall area)  
Double glazed window, wood effect laminate flooring, radiator, hall way space with stairs to first floor, doors to cloak room and kitchen.

### KITCHEN

11'5" x 8'1" (3.48m x 2.48m )  
A range of matching base and wall units, granite effect worksurfaces with tiled splash backs, stainless steel sink with mixer tap and drainer, integrated oven, hob and extractor, inset lighting, tiled floor, wall mounted 'Worcester' combination boiler, double glazed window, composite door to rear garden.

### CLOAK ROOM

W.C and hand basin with tiled splash back, radiator, tiled floor, obscure double glazed window.

### FIRST FOOR

### LANDING

Double glazed window, radiator, laminate flooring, airing

cupboard with shelving and radiator, doors to bedrooms and bathroom.

### BEDROOM ONE

13'3" x 8'9" (4.04 x 2.68m )

Double glazed window, radiator, laminate flooring

### BEDROOM TWO

8'9" x 6'10" (2.67m x 2.09m)

Double glazed window, radiator, laminate flooring.

### BATHROOM

A three piece bathroom suite comprising bath with tiled surround and shower over, W.C and hand basin, half tiled walls, radiator, tiled floor, obscure double glazed window, extractor fan, inset lighting.

### OUTSIDE

The property enjoys a sunny enclosed rear garden with a central paved pathway leading to a pedestrian gate which opens onto an allocated parking space.

### MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in region of £210,000

Council tax band: A

Council tax annual charge: £1480.92 a year (£123.41 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



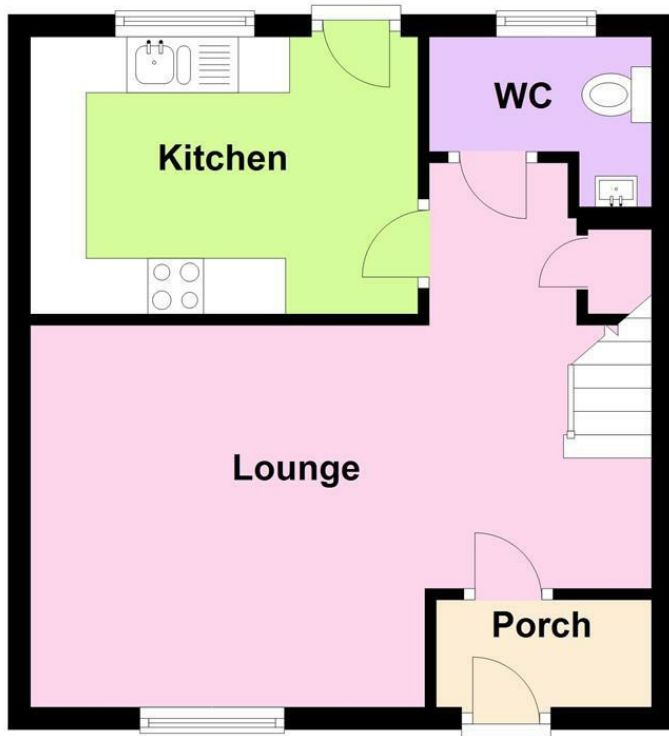
Parking: Allocated, Rear, and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C  
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



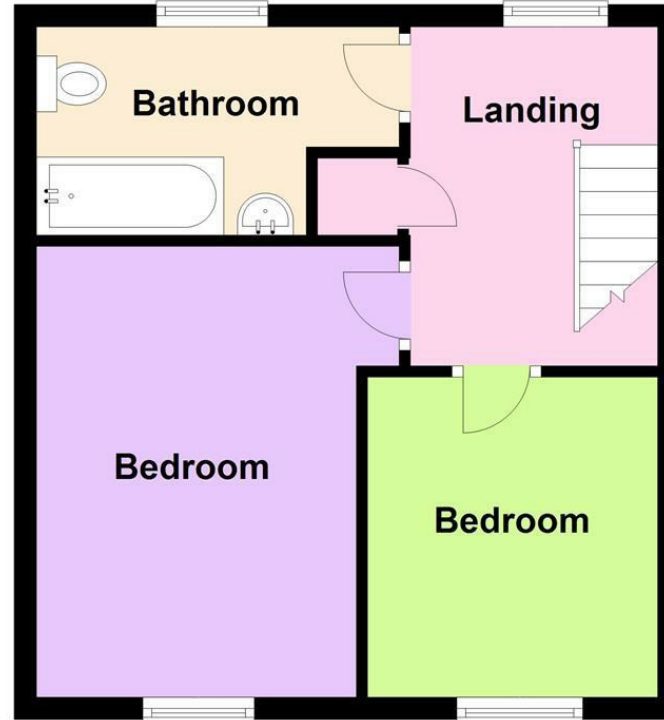
## Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)




## First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 67.0 sq. metres (720.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>79</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 	

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Valuation Request



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