

Cross Street
Camborne
TR14 8ES

Offers In The Region Of £220,000

- ADAPTABLE END OF TERRACE TOWN HOUSE
- CURRENTLY SPLIT INTO TWO UNITS
- ENCLOSED SUNNY GARDEN
  - INCOME POTENTIAL
- TWO BEDROOM PLUS ATTIC ROOM MAIN DWELLING
  - GROUND FLOOR ONE BEDROOM UNIT
  - GAS CENTRAL HEATING
  - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION







Tenure - Freehold

Council Tax Band - A & A

Floor Area - 1346.00 sq ft











# PROPERTY DESCRIPTION

Situated in the heart of Camborne is this substantial, end of terrace town house boasting spacious and versatile accommodation and offered for sale with no onward chain. The property is currently split into two units giving this a fantastic opportunity for an income or separate dependent living. The main dwelling comprises an entrance hall, kitchen, utility and bathroom on the ground floor, a first floor lounge, two bedrooms and the added benefit of a large and useful loft room. Back on the ground floor is a separate kitchen/living room, wet room and single bedroom. Outside, the main dwelling has access to a good sized garden which is both sunny and enclosed. The property could be converted back to a large family home and also benefits from double glazing and gas central heating.

# **ACCOMMODATION IN DETAIL**

(Accommodation in detail)

#### **ENTRANCE**

Wooden door into:

## **ENTRANCE HALL**

Wood effect vinyl flooring, doors to both apartments.

#### **APARTMENT**

# KITCHEN/LOUNGE

11'5" x 10'9" (3.5m x 3.3m)

A range of matching base and wall units with granite effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, spaces for white good, radiator, double glazed window, wood effect vinyl flooring, concealed wall mounted 'Worcester' combination boiler.

#### **WET ROOM**

Wet room comprising walk-in shower with fitted seat and easy clean panel surround, hand basin and W.C, heated towel rail, non slip flooring, obscure double glazed window.

# **BEDROOM**

8'9" x 7'7" (2.68m x 2.32m)

A single bedroom with radiator and double glazed window.

#### MAIN DWELLING

#### **INNER HALL**

Hall way to second unit with stairs to first floor, cloak hanging space, radiator, wood effect vinyl flooring, open into:

#### **KITCHEN**

9'11" x 7'7" (3.03m x 2.33)

A range of matching base and wall units with granite effect work surfaces and tiled splash backs, space for oven and hob, fitted extractor hood over, stainless steel sink with mixer tap and drainer, space for fridge/freezer, tiled floor, door into:

# UTILITY

Space and plumbing for washing machine with fitted work surfaces over, wall mounted combination boiler, radiator, wood effect vinyl flooring, two double glazed windows and double glazed door to rear garden, door into:

# **BATHROOM**

A white three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin, obscure double glazed window, extractor fan, built-in storage cupboard.

#### FIRST FLOOR

# **LANDING**

Double glazed window, radiator, doors to lounge and bedrooms, stairs to second floor with cupboard below.

## LOUNGE

16'11'' into bay window x 9'1'' (5.18m into bay window x 2.78m) Large double glazed bay window, radiator, feature fireplace with electric fire

# **BEDROOM ONE**

11'11" x 10'5" (3.64m x 3.2m ) Double glazed window, radiator.

## **BEDROOM TWO**

11'2" max x 6'5" (3.42m max x 1.98m ) Double glazed window, radiator.

## SECOND FLOOR

# **ATTIC ROOM**

19'5" x 15'8" (5.93m x 4.78m)

Part restricted head height. Exposed beams, Velux style window, radiator.

# **OUTSIDE**

To the rear the property enjoys a good sized, sunny enclosed garden with brick shed and two pedestrian access gates. The garden is predominantly laid to lawn with a hard standing patio.

#### MATERIAL INFORMATION







# Verified Material Information

Council tax band: A & A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold Property type: House

Property construction: Standard form Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Excellent, EE - Excellent

Parking: None

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: D

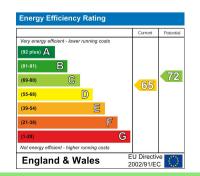
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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