



# 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Contact Us

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