

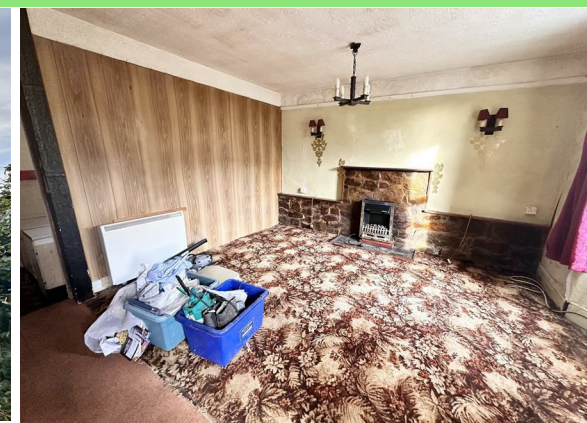
Weeth Road

Camborne

TR14 7HU

Offers In The Region Of
£160,000

- SEMI DETACHED PROPERTY FOR RENOVATION
- SURPRISINGLY GENEROUS REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
 - LOTS OF POTENTIAL
- GENEROUS GROUND FLOOR ACCOMMODATION
- POTENTIAL TO EXTEND SUBJECT TO CONSENTS
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 614.00 sq ft



DESCRIPTION

A semi Detached two bedroom property requiring renovation but offering an excellent opportunity with superb generous gardens in this sought after edge of town location. Accommodation briefly comprises of spacious living room, kitchen/diner, utility room, ground floor bathroom and lean to sunroom on the ground floor along with two bedrooms to the first floor. Externally there is a pleasant front garden and a driveway with parking for two vehicles, along with an extensive overgrown garden to the rear offering an excellent opportunity to bring this lovely property back to its original standard.

ENTRANCE

UPVC double glazed obscured door opening into:

ENTRANCE

An open entrance, stairs to floor floor room opening up into:

LIVING ROOM

15'5" x 12'9" (4.706m x 3.9m)

A generous room with UPVC double glazed window to front elevation. Night storage heater. Open under stairs shelving. Stairs to first floor. Doorway opening into:

KITCHEN/DINING ROOM

13'11" x 8'0" (4.258m x 2.45m)

A range of cupboard and drawer units. Recessed fireplace with untested range cooker. Recessed cupboard unit. Traditional sliding sash window through to sunroom. Part tiled walls. Loft access. Concertina door open into:

UTILITY ROOM

8'1" x 7'4" m (2.478m x 2.24 m)

Parquet effect laminate flooring. A range of floor cupboard and drawer unit with work service over. One bowl stainless steel sink unit with drainer boards to both sides and hot and cold taps over. Traditional sliding sash window through to sunroom. Door opening into:

BATHROOM

8'4" x 4'1" (2.544m x 1.267m)

Panelled bath with hot and cold taps over. Pedestal wash handbasin. Low level WC. Fully tiled for wall. Glazed obscured window to rear elevation.

SUNROOM

8'10" x 7'0" (2.702m x 2.153m)

Windows two sides. Polycarbonate roof. Door opening into rear garden.

FIRST FLOOR

A small landing area gives access to both bedrooms with a loft hatch and UPVC double glazed window to rear elevation enjoying a pleasant open outlook.

BEDROOM ONE

13'0" m x 8'1" m. (3.983 m x 2.465 m.)

Double bedroom with UPVC double glazed window to front elevation.

BEDROOM TWO

9'9" reducing to 6'3" x 7'0" (2.982m reducing to 1.924m x 2.142m)

Single bedroom with UPVC double glazed window to front elevation.

OUTSIDE

TO THE FRONT

Driveway with parking for two vehicles. Gated access to a low maintenance front garden which is predominantly stone chipped. Access to the front of the house with a footpath to the side of the property with pedestrian gated access to the side and rear of the property.

TO THE REAR

Immediately to the rear of the property there is a substantial concrete paved area suitable for outside dining. There are three block built outbuildings all in a state of disrepair but offering excellent potential. Beyond this paved area there's an overgrown but very generous and private garden which offers enormous potential which could provide a wonderful outside space. There are dilapidated ponds and raised stone structures suitable for planting. The garden is extensive and although significantly overgrown, could result in a truly wonderful and private outside space.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

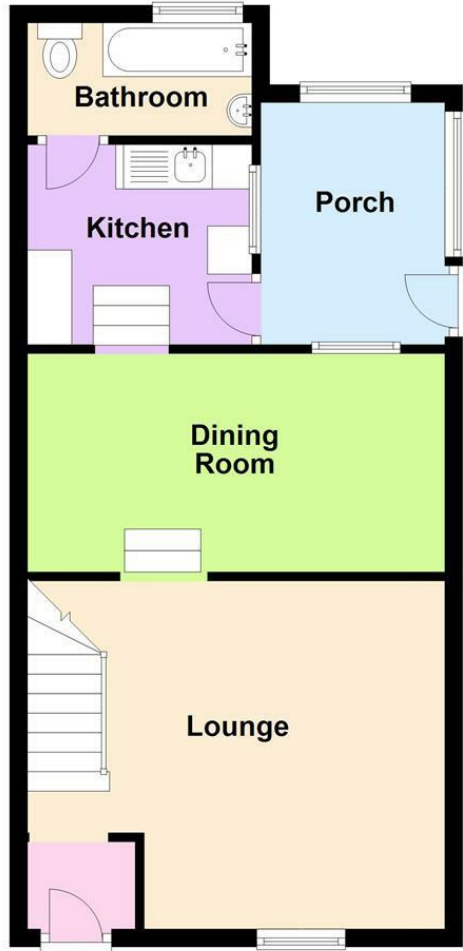


Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Stairlift
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: G
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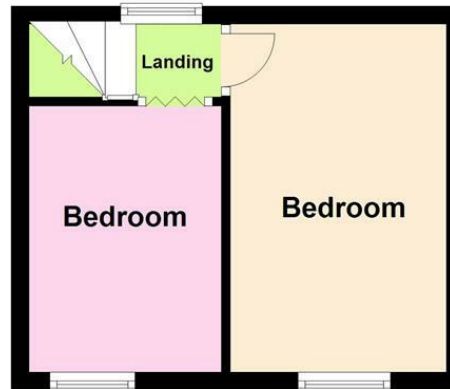
Ground Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



First Floor

Approx. 18.5 sq. metres (198.9 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		12	77
England & Wales		EU Directive 2002/91/EC	

Contact Us

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