

Aneray Road

Camborne

TR14 8UB

Offers In The Region Of
£210,000

- MID TERRACED FAMILY HOME
 - THREE BEDROOMS
- GREEN OPEN OUTLOOK
 - PORCH
- KITCHEN/DNING ROOM
 - LOUNGE
- GAS CENTRAL HEATING
 - GARAGE
- LOW MAINTENANCE GARDEN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 658.20 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this mid terraced family home which boast a wonderful open outlook over wooded green space. Perfect for first time buyers or a growing family, the property enjoys well presented accommodation comprising an entrance porch, lounge, kitchen/dining room, three bedrooms and shower room. Outside, the gardens are level with the front enjoying the open aspect and the rear boasting a safe, level, enclosed low maintenance space with access to a single garage. The property also benefits from double glazing and gas central heating.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE PORCH

Dual aspect obscure double glazed windows, wood effect vinyl flooring, door into:

LOUNGE

12'4" x 11'7" mac=x (3.78m x 3.55m mac=x)

Double glazed window with green open outlook, radiator, feature fireplace with slate surround and gas fire inset, stairs to first floor, door into:

KITCHEN/DINING ROOM

14'8" x 9'8" (4.49m x 2.96m)

A comfortable dining space with radiator, double glazed window, obscure double glazed door into rear garden, under stair storage cupboard, airing cupboard housing combination boiler, kitchen area divided by an open panel with a range of fitted base and wall units with stone effect worksurfaces, tiled splash backs, spaces for oven, fridge/freezer and washing machine, stainless steel sink , tile effect flooring, double glazed window.

FIRST FLOOR

LANDING

Loft access hatch, radiator, doors to bedrooms and shower room.

BEDROOM ONE

14'3" x 8'4" (4.36m x 2.55m)

A large master bedroom with double glazed window over looking open green space, radiator.

BEDROOM TWO

9'7" x 8'5" (2.93m x 2.57m)

Double glazed window, radiator.

BEDROOM THREE

Double glazed window over looking open green space.

SHOWER ROOM

A three piece shower suite comprising shower cubicle with electric shower, W.C and hand basin, tiled walls, wood effect vinyl flooring, obscure double glazed window.

OUTSIDE

The property is approached over a pathway adjacent to a level lawn with part shrubbed borders. The front offers a wonderful open outlook over green space which effectively creates an extension to the garden whilst the rear benefits from an enclosed low maintenance garden which is laid to paving.

GARAGE

16'1" x 7'8" (4.92m x 2.35m)

Up and over door, light and power, pedestrian door.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 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 - Good, Vodafone - Good, Three - Great, EE - Great
Parking: Garage and On 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 area 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

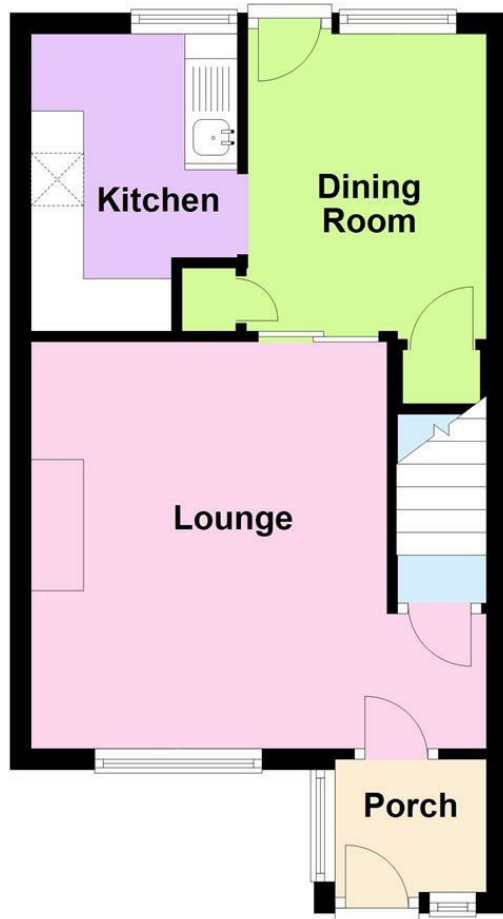
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Ground Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 61.2 sq. metres (658.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	
England & Wales		EU Directive 2002/91/EC	

Contact Us

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