



Rosewarne Road  
Camborne  
TR14 8BD

Offers In The Region Of  
£130,000

- END TERRACE COTTAGE
- THREE BEDROOMS
- REAR COURTYARD
- TOWN LOCATION
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- IDEAL INVESTMENT
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 785.77 sq ft



## PROPERTY DESCRIPTION

Situated on the edge of Camborne Town Centre is this end of terrace cottage offered for sale with no onward chain. Perfect as a buy to let investment of a first home. The accommodation comprises a lounge, kitchen, rear hall, bathroom and three bedrooms whilst outside you will find an enclosed rear courtyard. The property also benefits from gas central heating, double glazing and easy access to local amenities.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Double glazed uPVC door into:

### LOUNGE

13'6" inc stairs x 13'3" (4.12m inc stairs x 4.04)

Double glazed window, tiled floor, radiator, feature fireplace, stairs to first floor.

### KITCHEN

13'10" > 9'11" x 10'5" (4.22m > 3.03m x 3.18m )

A range of fitted base and wall units with stone effect work surfaces, integrated oven, hob and extractor hood, one and half bowl stainless steel sink with mixer tap and drainer, tiled splash backs, tiled floor, radiator, double glazed window door into:

### REAR HALL

Tiled floor, door to cloak room, radiator, space and plumbing for washing machine, door to rear courtyard.

### CLOAK ROOM

WC and hand basin, tiled floor, radiator, obscure double glazed window.

### BATHROOM

Bath with tiled surround, tiled floor, radiator, obscure double glazed window.

## FIRST FLOOR

### BEDROOM ONE

13'3" > 9'6" x 10'1" (4.06m > 2.92m x 3.08m )

Double glazed window, wood effect laminate flooring, radiator.

### BEDROOM TWO

13'6" x 7'3" (4.12m x 2.22m)

Wood effect laminate flooring, double glazed window, radiator.

### BEDROOM THREE

8'1" 6'4" (2.47m 1.95m )

Wood effect laminate flooring, double glazed window, radiator.

## OUTSIDE

An enclosed hard standing rear courtyard with pedestrian access gate.

## 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: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

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 area flood risk: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access  
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.





Ground Floor

First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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	

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
 01726 72236

### Contact Us

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