

Rosewarne Road
Camborne
TR14 8BD

Offers In The Region Of £130,000

- END TERRCE 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 DESCRITPION

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

 $13'3" > 9'6" \times 10'1" (4.06m > 2.92m \times 3.08m)$

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 -

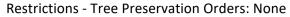
Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No Restrictions - Conservation Area: No





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.

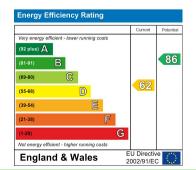






PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Please Speak to Our Lettings Area Manager Lizzie Collins 01726 72236

Contact Us

Millerson Estate Agents 29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

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