



Fore Street

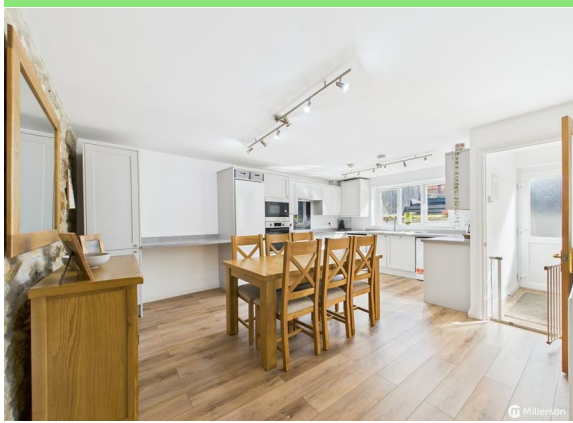
Praze

Camborne

TR14 0JU

Asking Price £250,000

- EXTENDED SPACIOUS FAMILY HOME
  - THREE BEDROOMS
  - GENEROUS LOUNGE
  - LARGE KITCHEN/DINER
  - ENCLOSED SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- CHARACTER FEATURES
  - VILLAGE LOCATION
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1086.29 sq ft



3



1



1



C76

### PROPERTY DESCRIPTION

Situated in the popular village of Praze is this beautifully presented terraced home enjoying spacious rooms, perfect for a growing family. This traditional Cornish cottage has been extended to create accommodation comprising an entrance vestibule, well proportioned lounge with exposed Granite stone quoins, a generous kitchen/diner with a feature exposed stone wall, rear hall, light and airy landing, family bathroom and three bedrooms including a large master room. Outside, the property boasts a sunny enclosed rear garden with resin patio stepping up to a pleasant lawn and seating area. Overall this property has been well maintained and also boasts double glazing and a brand new gas central heating boiler.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed door into:

#### ENTRANCE VESTIBULE

Hanging space for coats, glazed door into:

#### LOUNGE

A well proportioned lounge with plenty of seating space, double glazed window with fitted shutters and exposed Granite quoins, feature fireplace with exposed Granite lintel and quoins, radiator.

#### KITCHEN/DINING ROOM

A large kitchen/diner with an impressive feature exposed Granite stone wall. The modern kitchen is fitted with a range of matching base and wall units including integrated dishwasher, electric oven, microwave, hob and extractor hood, spaces for washing machine, tumble dryer and fridge/freezer, granite effect work surfaces, ceramic sink with mixer tap and drainer, wood effect laminate flooring, ample dining space, glazed door into:

#### REAR HALL

Double glazed window and obscure double glazed door to rear garden, stairs to first floor.

#### FIRST FLOOR

##### LANDING

A light and airy landing with Velux style sky light, exposed Granite stone quoins and lintel, loft access hatch, doors to bedrooms and bathroom.

##### BEDROOM ONE

A large master bedroom with double glazed window, radiator, recess for wardrobe.

##### BEDROOM TWO

Double glazed window with fitted shutters and exposed Granite stone quoins, radiator, built-in double wardrobe

##### BEDROOM THREE

Velux style sky light.

#### BATHROOM

A three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls, tiled floor, chrome effect heated towel rail, obscure double glazed window.

#### OUTSIDE

The property enjoys a delightful enclosed rear garden with a lovely resin patio for entertaining and gated granite steps leading to a paved pathway and a pleasant lawned garden with sunny seating area. The front is slightly set back from the road with space for bin storage.

### MATERIAL INFORMATION

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

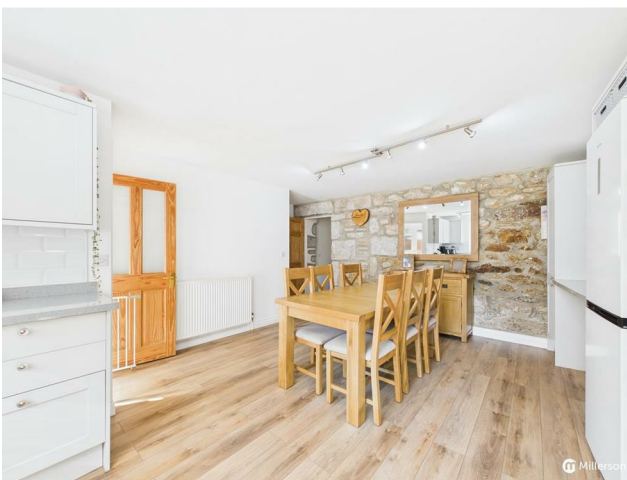
Electricity supply: Mains electricity

Solar Panels: No



Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Poor  
 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: 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.

## 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  
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## Contact Us

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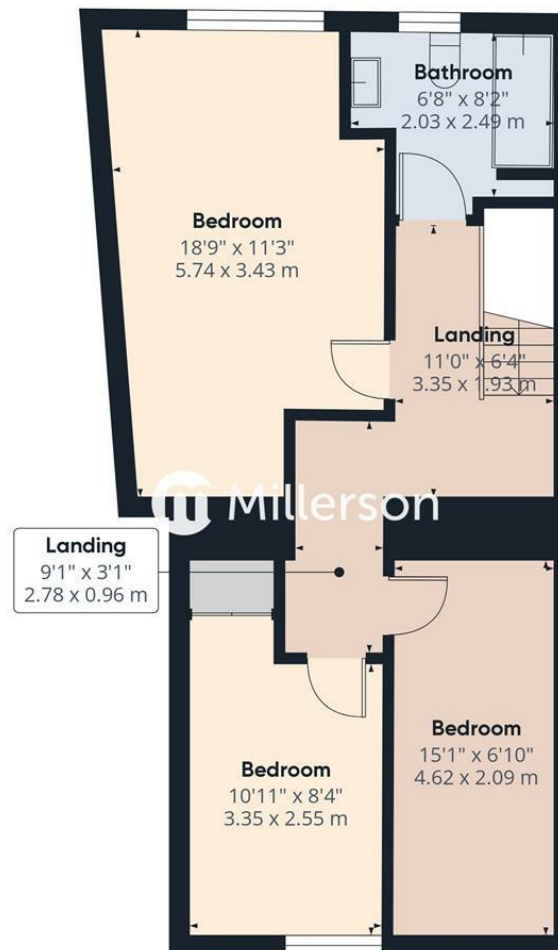
## Scan QR For Material Information



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1086.29 ft<sup>2</sup>

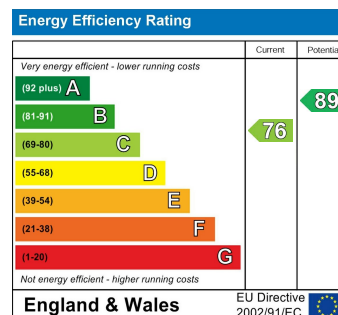
100.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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