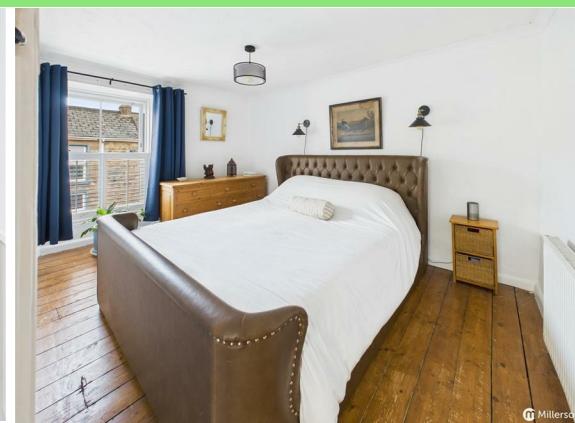
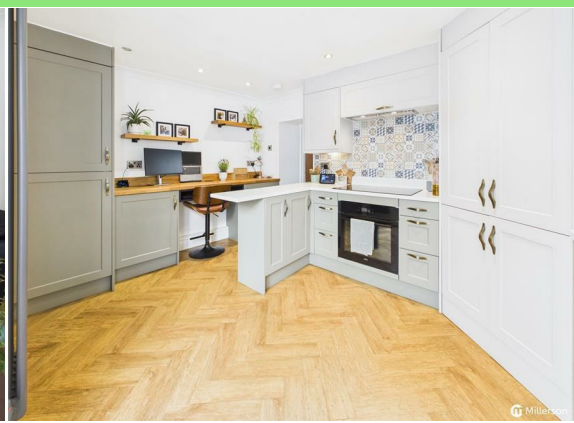
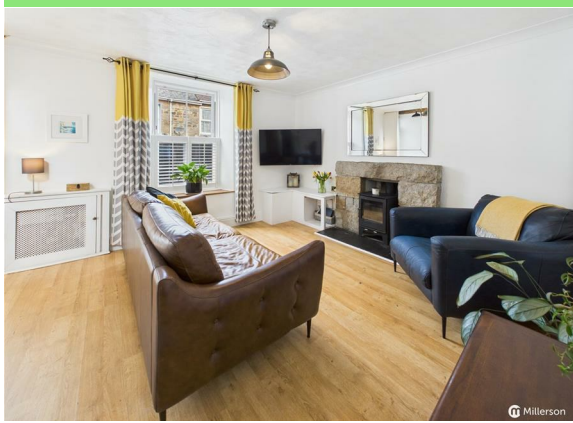




Carnarthen Street Camborne TR14 8UP

Offers In The Region Of
£210,000

- BEAUTIFUL TERRACED COTTAGE
- BESPOKE HIGH QUALITY KITCHEN
- STUNNING BATHROOM
 - TWO BEDROOMS
- LIVING ROOM WITH WOOD BURNER
- ENCLOSED PRIVATE REAR GARDEN
- SASH STYLE DOUBLE GLAZING
 - GAS CENTRAL HEATING
 - PERFECT FIRST HOME
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 585.00 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this beautifully presented cottage, situated in a quiet terrace on the outskirts of Camborne. The current owners have invested in high quality fittings throughout with the accommodation comprising a wonderful living room with multi fuel stove, a high specification 'Wren' fitted kitchen with 'Quartz' work surfaces, 'Amtico' flooring and integrated appliances, a stunning bathroom suite with roll top bath and two comfortable bedrooms. Outside, the rear enjoys a good sized sunny garden, perfect for entertaining and is enclosed making a safe environment for children and pets. Other features include quality sash style double glazing with fitted shutters to the front, a two year old gas central heating boiler and previous planning permission to extend further if required.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

High quality stable style composite door into:

LIVING ROOM

A wonderful living space enjoying a granite stone feature fireplace with 'Ecosy' multi fuel stove, sash style double glazed window with fitted shutters, radiator, wood effect flooring, under stairs storage.

KITCHEN

A stunning, bespoke 'Wren' fitted kitchen offering a range of contrasting shaker style units with complimentary solid Quartz work surfaces and integrated sink and drainer, integrated appliances including washing machine, dishwasher, 'AEG' oven with induction hob and extractor hood over, 'Amtico' wood flooring, large walk in larder cupboard, additional solid wood work surface with fitted units, inset lighting, patio doors to rear garden, oak bi-fold doors into:

BATHROOM

A beautifully appointed three piece bathroom suite comprising roll top bath with waterfall style shower head and additional shower attachment, vintage style hand basin with fitted shelving

unit and W.C, half tiled walls, vintage style radiator with towel rail, 'Amtico' herringbone flooring, inset lighting, obscure double glazed window, airing cupboard housing 'Baxi' combination boiler.

FIRST FLOOR

LANDING

Double glazed window, doors to bedrooms.

BEDROOM ONE

A large double bedroom with exposed wood flooring, sash style double glazed window with fitted shutters, radiator

BEDROOM TWO

A single bedroom with exposed wood flooring, sash style double glazed window with fitted shutters, radiator.

OUTSIDE

The rear enjoys a good sized enclosed garden that enjoys plenty of sunshine and is perfectly suited for children and pets. Patio doors from the kitchen open onto a patio which steps up to the main garden area which is laid to lawn. An additional patio area at the top of the garden offers an ideal area for outdoor seating and evening sun along with a useful storage shed and an outdoor shower. A pedestrian gate also allows rear access.

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: Wood burner

Broadband: FTTP (Fibre to the Premises)

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



Good

Parking: 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: 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.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

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Material Information



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me!



Approximate total area⁽¹⁾
585 ft²
54.3 m²

(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.

GIRAFFE360

