



Hughville Street Camborne TR14 8TS

Offers In Excess Of
£150,000

- CASH BUYERS ONLY - MASS CONCRETE/MUNDIC
- SPACIOUS SEMI DETACHED HOUSE
- LARGE ENCLOSED GARDEN
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
- PARKING AND GARAGE
- GAS CENTRAL HEATING
- REQUIRES REFURNISHMENT
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 1164.00 sq ft



3



1



2



D58

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this spacious semi detached house suited to cash buyers only. Situated on a quiet street on the outskirts of Camborne Town, the accommodation comprises an entrance hall, living room, dining room, kitchen, bathroom, rear porch and three bedrooms. Outside enjoys a good sized rear garden with a garage and parking beyond. The garage is in disrepair and the home will need some refurbishment however there is gas central heating and double glazing.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Period tiled flooring, obscure glazed door into:

ENTRANCE HALL

Stairs to first floor, stripped wood flooring, stripped walls, radiator point, doors to living room, dining room and kitchen.

LIVING ROOM

Double glazed window, stripped wood flooring, gas fire, stripped walls, radiator point.

DINING ROOM

Double glazed window, stripped wood flooring, radiator, feature fireplace with stone surround and stone hearth.

KITCHEN

A range of fitted base and wall units, wood effect work surfaces, stainless steel sink, spaces for washing machine, fridge freezer and oven, part tiled walls, radiator point, stripped flooring, glazed window, door into:

REAR HALL

Obscure double glazed door to porch and door into bathroom, storage cupboard housing combination boiler,.

REAR PORCH

Space and plumbing for washing machine, tiled floor, triple aspect windows and door to rear garden.

BATHROOM

A white three piece bathroom suite comprising bath with 'Triton' electric shower over, W.C and hand basin, tiled walls, obscure double glazed window, radiator, stripped flooring.

FIRST FLOOR

LANDING

Doors to bedrooms, double glazed window, loft access hatch.

BEDROOM ONE

Double glazed window, radiator.

BEDROOM TWO

Double glazed window, radiator point.

BEDROOM THREE

Double glazed window, radiator.

OUTSIDE

The property is approached over a pedestrian pathway into a low maintenance front garden with a pedestrian gate to the side giving access into the rear. The rear enjoys a good sized garden which is enclosed and mainly laid to lawn with a central pathway to the end which is gated and gives access to the garage and parking beyond

GARAGE

The garage requires attention as it is in disrepair with up and over door, pedestrian door.

MATERIAL INFORMATION

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: The majority of the property is constructed of shuttered mass concrete. The extension is concrete block.

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing: Broadband: ADSL copper wire

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

Parking: Garage, Off Street, Rear, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: The section of the rear access lane directly behind the property forms part of the freehold and is maintainable by the property owner. There is a right of way across this section of land for vehicles and pedestrians.

Long-term area flood risk: No



Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Loft access: Yes
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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.





Approximate total area^m
 1164 ft²
 108.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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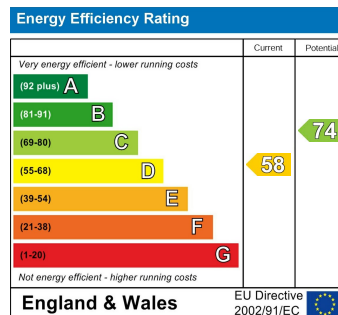
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