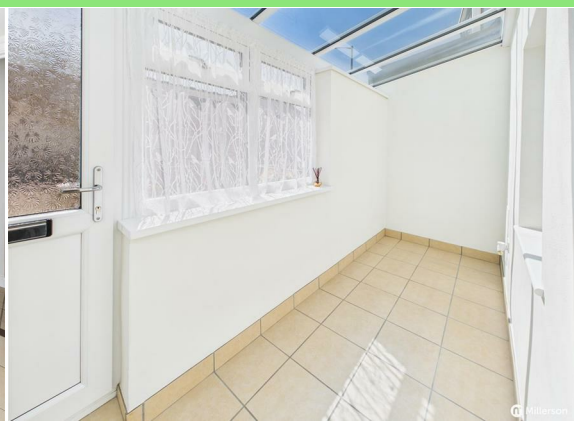




# College Street Camborne TR14 7LE

Offers In The Region Of  
£170,000

- WELL PRESENTED MID TERRACED COTTAGE
- TWO BEDROOMS
- PORCH/SUN ROOM
- KITCHEN AND LIVING ROOM
- BATHROOM
- ENCLOSED FRONT AND REAR GARDENS
- PERFECT FIRST HOME
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - A

Floor Area - 536.00 sq ft



2



1



1



D60

### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this well presented mid terrace cottage situated on the outskirts of Camborne Town. Perfectly suited to first time buyers or investors looking to let, the home is nicely set back from the road through a pretty front garden with the front door opening into a useful porch/Sun Room. The accommodation continues into a cosy living room with a multi fuel burner which also heats radiators on the first floor, an inner hall leading to a three piece bathroom and rear kitchen whilst the first floor offers two bedrooms. Outside, to the rear you will find a lovely, enclosed sunny garden which has two storage sheds and is laid to gravel for ease of maintenance

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Obscure double glazed door into:

#### PORCH/ SUN ROOM

A light and bright porch/sun room with double glazed window and double glazed roof, tiled floor, door into:

#### LIVING ROOM

Feature fireplace with exposed granite quoins and lintel with Multi fuel stove inset, tiled floor, glazed window, under stair storage cupboard, glazed door into:

#### INNER HALL

Tiled floor, stairs to first floor, doors to kitchen and bathroom.

#### KITCHEN

A range of matching wood finish base and wall units with wood effect work surfaces, integrated electric oven, hob and extractor hood, stainless steel sink, space for washing machine, tile effect flooring, dual aspect double glazed windows, double glazed door to rear garden.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower attachment and tiled surround, hand basin with tiled splash back and W.C, chrome effect heated towel rail, tiled floor, obscure double glazed window, airing cupboard housing immersion water heater.

#### FIRST FLOOR

##### BEDROOM ONE

Double glazed window, radiator, recess with shelving.

##### BEDROOM TWO

Double glazed window, radiator.

#### OUTSIDE

The property is approached through a pedestrian gate into a pretty

enclosed garden stocked with an array of flowering plants whilst the rear enjoys a sunny enclosed garden, predominantly laid to gravel for ease of maintenance. There are two useful sheds, a wood store, raised flower beds and a pedestrian access gate.

### MATERIAL INFORMATION

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Solid fuel central heating is installed.

Heating features: Multi Fuel Stove

Broadband: FTTP (Fibre to the Premises)

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

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

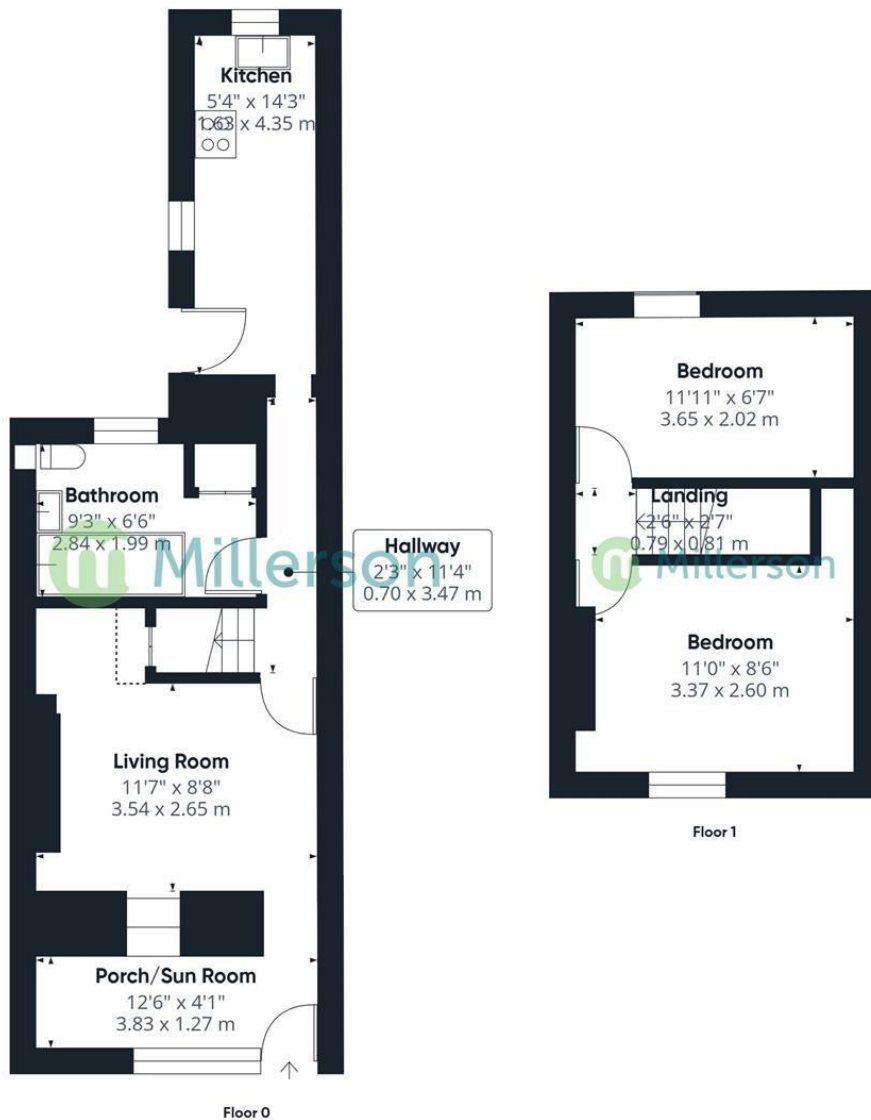
Coal mining area: No

Non-coal mining area: Yes

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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<sup>(1)</sup>**

536 ft<sup>2</sup>  
49.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

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

Millerson Estate Agents  
29 Commercial Street

Camborne

Cornwall

TR14 8JX

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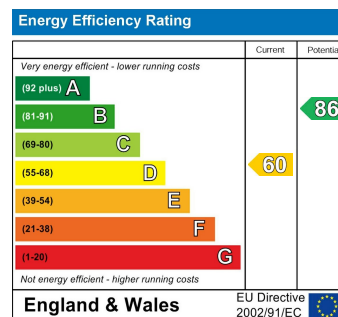
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