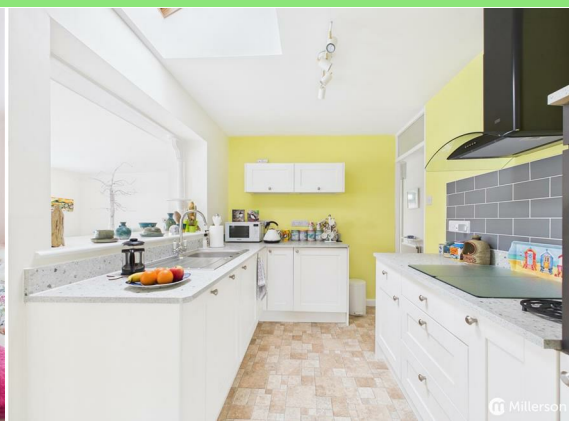
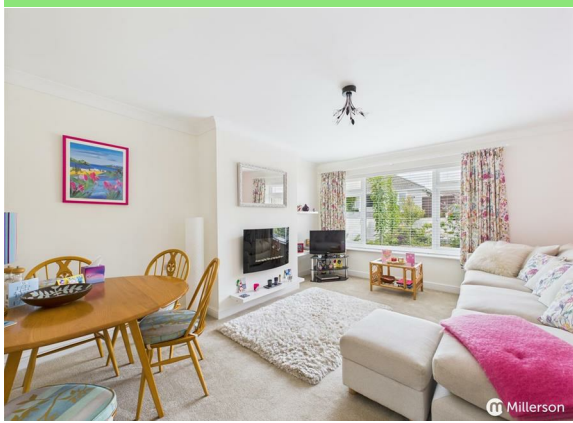


Holman Avenue
Camborne
TR14 7JQ

Asking Price £300,000

- IMMACULATE SEMI DETACHED BUNGALOW
 - QUIET CORNER PLOT
 - THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GENEROUS LIVING ROOM
 - DINING/SUN ROOM
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1063.00 sq ft



PROPERTY DESCRIPTION

A superbly presented three bedroom bungalow situated on a generous corner plot in the well regarded residential area of Weeth, on the outskirts of Camborne town. The property has been beautifully maintained over the years and the current vendor has made a number of improvements during their ownership. Accommodation includes a generous Living room, a smart Kitchen, a fabulous Dining/Sun room leading out into the garden area, along with three bedrooms and family Bathroom. Externally there's a lovely low maintenance wrap around garden, along with extensive driveway parking and detached timber garage and workshop.

LOCATION

Holman Avenue is a quiet an popular residential area located just a short distance from Camborne town. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. Several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ENTRANCE

Obscure double glazed door into an entrance vestibule with tile effect vinyl flooring. Obscure double glazed window. Cupboard housing wall mounted 'British Gas' combination boiler. Radiator. Glazed wooden door into:

KITCHEN

A light and airy modern fitted kitchen with a range of base units and drawers under worksurfaces and matching underlit wall units over. Integrated electric oven with ceramic hob and extractor hood over. Integrated dishwasher. Space for integrated fridge. Velux window. Open through to:

DINING ROOM

Another light and airy room with dual aspect double glazed window with fitted venetian blinds and double glazed patio doors to side garden. Tile effect vinyl flooring. Radiator. Television point. Telephone point. Door to Bedroom two.

INNER HALL

Doors to living room, bathroom, bedrooms one and three, radiator.

LIVING ROOM

Large double glazed window with fitted venetian blind overlooking front garden. Television point. Telephone point. Modern wall mounted electric feature fire. Radiator. Dining space.

BEDROOM ONE

Double glazed window fitted overlooking rear garden. Radiator. Fitted wardrobe.

BEDROOM TWO

Located off the dining/day room with double glazed window. Radiator.

BEDROOM THREE

Double glazed window overlooking rear garden. Range of fitted bedroom furniture. Radiator. Television point. Telephone point.

BATHROOM

A beautifully presented white modern three piece suite comprising bath with 'Mira Sport' electric shower over, WC and hand basin with fitted cupboards below. Tiled walls. Velux window. Extractor fan. Radiator. Loft access hatch.

OUTSIDE

The property is approached over a pedestrian pathway with low maintenance gravel gardens to either side with a range of flowering shrubs. To the side of the bungalow is an additional pedestrian gate leading to a low maintenance decked area with a further gate leading to a driveway providing off road parking adjacent to a detached timber garage. Beyond the garage and to the rear is a further private garden space laid to paving, gravel and artificial turf for ease of maintenance.

GARAGE

Electric roller door. A range of fitted storage cupboards and work bench. Light and power. Door through to additional storage area.

DIRECTIONS

From Camborne Town travel down College Street turning right into Weeth Lane. Take the third left into Holman Avenue where the property can be found on your right hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: The original part of the bungalow has a steel frame.

The extension has a flat roof.

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: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

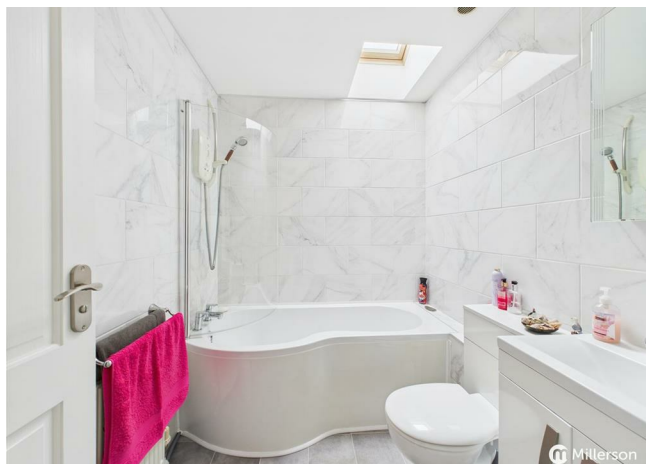
Restrictions - Listed Building: No

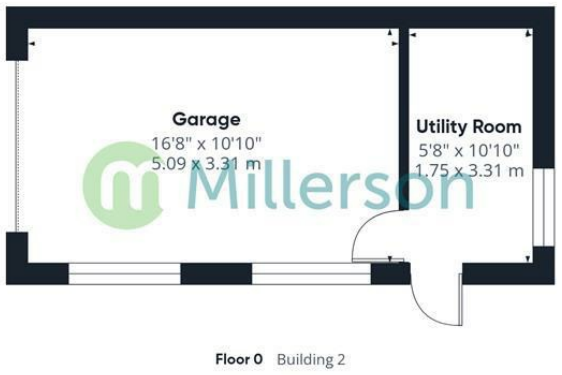


Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 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.



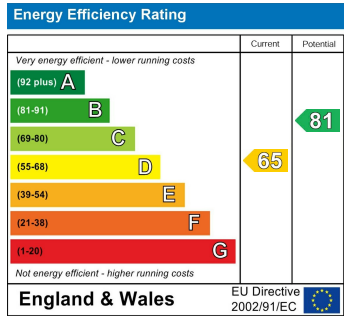


Approximate total area⁽¹⁾
1063 ft²
98.8 m²

(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



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