



Holman Avenue
Camborne
TR14 7JQ

Asking Price - Asking
Price £280,000

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- EXTENSIVE REFURBISHMENT INSIDE AND OUT
- SOUTH FACING ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- RE-WIRED
- NEW GAS CENTRAL HEATING SYSTEM



Tenure - Freehold

Council Tax Band - B

Floor Area - 731.94 sq ft



Property Description

Situated in a quiet and popular development on the outskirts of Camborne Town is this semi detached bungalow offered for sale with no onward chain. The bungalow has been subject to extensive refurbishment including double glazing, central heating system, electrical re-wire, new kitchen, new bathroom and more including external remedial works. (details available on request). The bungalow enjoys a level plot with a southerly aspect with the accommodation briefly comprising an entrance hall, living/dining room, kitchen, three bedrooms and bathroom. Outside, a driveway and garage provide parking for at least four cars with level gardens to both front and rear. The rear is enclosed and offers a great deal of privacy.

Accommodation In Detail

(All measurements are approximate)

Entrance

Obscure double glazed door into:

Entrance Hall

Doors to living room and kitchen, two storage cupboards, one housing combination boiler.

Living Room

16'7" x 12'4" (5.08m x 3.77m)

Large double glazed window overlooking front garden, radiator, feature fireplace with electric fire, laminate flooring, door to inner hall.

Kitchen

9'6" x 7'7" (2.92m x 2.32m)

A range of white shaker style base and wall units, fitted work tops, Metro tiled splash backs, one and half bowl stainless steel sink with drainer, integrated electric oven, hob and extractor hood spaces for, fridge and washing machine, tiled floor, double glazed window, door to inner hall.

Inner Hall

Doors to all rooms, loft access hatch, radiator, telephone point, door to rear garden.

Bedroom One

12'0" x 9'10" (3.66m x 3m)

Double glazed window over looking rear garden, radiator, storage cupboard, laminate flooring.

Bedroom Two

10'5" x 10'1" (3.2m x 3.08m)

Double glazed window over looking rear garden, radiator, wood effect laminate flooring

Bedroom Three

9'6" x 7'2" (2.92m x 2.2m)

Double glazed window to side, radiator, wood effect laminate flooring.

Bathroom

A white three piece suite comprising bath, W.C and hand basin, tiled walls, tiled floor, heated towel rail, obscure double glazed window.

Outside

The property is approached through double vehicular gates onto a tarmac driveway providing parking for at least four cars in front of a single garage. Adjacent to the drive is a pleasant, level lawned garden with flower bed borders and a pedestrian gate give access into the rear. The rear enjoys a level, enclosed private garden which is south facing and mainly laid to lawn with mature borders and paved patio. There is a useful block storage shed and pedestrian access into the garage.

Garage

18'2" x 9'5" (5.56m x 2.89m)

Up and over door, light and power, pedestrian access door.

Services

Mains gas, electricity, water and drainage (however we have not verified connections).

Council Tax Band B






Ground Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Contact Us

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Valuation Request

