

7 Edward Street
Tuckingmill, TR14 8NZ





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This three bedroom terraced house is presented to a high standard having been freshly painted and re-carpeted throughout. Providing spacious and flexible accommodation, this property is sure to appeal to families looking for a generous size home, or investors seeking a property to generate an income. Step into the entrance hall which provides access to the light and airy living room, the dining room and stairs rising to the first floor. The dining room comfortably accommodates a large table, making it the ideal space for family meals, whilst to the rear of the property the kitchen/breakfast room is sure to be the hub of this fantastic family home and is ideal for entertaining friends. The kitchen includes a cooker, hob and integral extractor fan along with wall and base units providing ample storage. From the kitchen there is access to the utility room, bathroom and cloakroom with the utility room providing space for multiple appliances. Head upstairs where there are three well proportioned bedrooms. Outside, the fully enclosed rear garden is mainly laid to lawn with a gate which leads to the rear parking area.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - £270,000

ACCOMMODATION

This size and flexible accommodation offered by this property is really impressive. Having been used as a main residence and also an investment for our clients, 7 Edwards street has accommodated families, sharers and also even been utilised as a four bedroom property with previous occupants using the living room as a bedroom and the dining room as the living room!

LOCATION

Edward Street is situated within walking distance to the town centre. Camborne has a plethora of shops and amenities including a Supermarket, petrol station, Primary and Secondary Schools, Dr Surgery, take away's and good access onto the A30.

OUTSIDE

As previously mentioned, at the rear of the property there is a good size garden which is enclosed by timber fencing and has useful gated rear access leading to the off road parking spaces.

PARKING

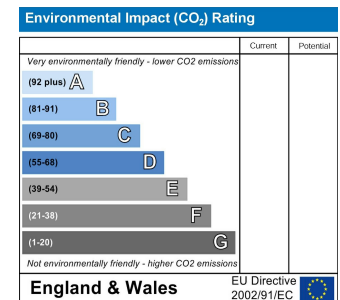
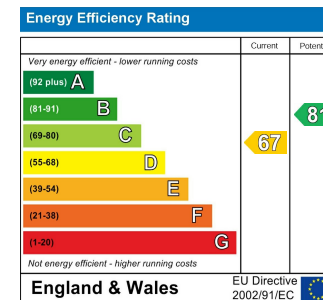
To the rear of the property off road parking can be found for one or two cars.

SERVICES

Main gas, electric, water and drainage.

COUNCIL TAX BAND B





BROADBAND AND MOBILE SERVICES

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

PROOF OF FINANCES

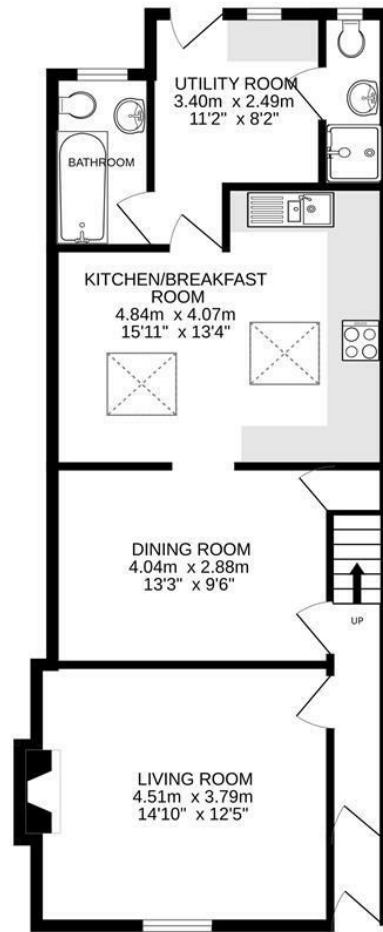
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

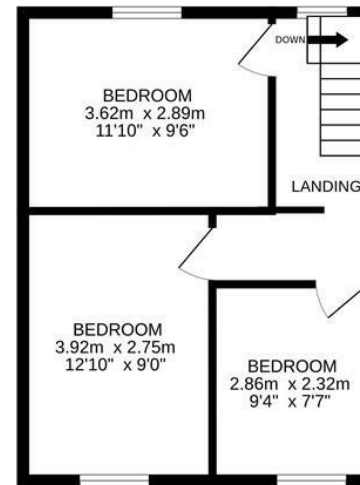
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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