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Sales & Lettings



## 6 Albert Place Camborne, TR14 8BP

**£126,000**



Ideal for first time buyers or investment purposes, this terraced cottage is situated in a convenient location close to the town centre and is offered for sale with no onward chain. The property benefits from one bedroom, a lounge, kitchen and a first floor shower room. It is double glazed and has some electric heating. Externally there is a well enclosed rear garden with mature shrubs.





Offered for sale with no onward chain and a great opportunity for first time buyers, this terraced cottage is situated in a convenient location close to the town centre giving easy access to the shops and railway station. The property has one bedroom with the benefit of a first floor shower room. The lounge is a cosy room with a double glazed window to the front elevation and opens to the kitchen which has a range of storage units and a door to the rear garden. Outside to the rear there is an enclosed garden with an outside WC and an area laid to astro turf with gates to either side (the neighbours have right of access here). Steps then lead up to a lawned area surrounded by bedding borders containing shrubs, hedging and Palm trees. The property has double glazing throughout and this is complemented by some electric heating.

Obscure glazed door leading to:

#### ENTRANCE HALLWAY

Stairs leading to the first floor and a door leading to:

#### LOUNGE

9'9" x 12'0" (2.99m x 3.68m)

The lounge is a cosy space with a double glazed window to the front elevation and a wall mounted electric panel heater. Opening to:

#### KITCHEN

14'0" x 5'8" (4.27m x 1.75m)

Fitted with a range of eye level and base units, space for white goods and plumbing for a washing machine. Stainless steel sink and drainer with a double glazed window above. Part tiled walls. Door leading to the rear garden.

#### FIRST FLOOR

##### LANDING

Loft access and doors leading to:

##### BEDROOM

7'1" x 11'7" (2.18m x 3.55m)

With a double glazed window to the front elevation.

##### SHOWER ROOM

5'0" x 6'2" (1.53m x 1.88m)

A built-in shower cubicle with an electric shower over and a shower curtain. Low level Saniflow WC. Pedestal wash hand basin with a wall mounted mirrored medicine cabinet above. Alcove over the stairs housing the hot water heater. Velux window.

#### OUTSIDE

To the rear there is an astro turf area with an outside WC. Gates to either side provide pedestrian access (please note the neighbours have right of access here). Steps lead up to a lawned area surrounded with bedding borders having a range of shrubs, hedging and Palm trees.

#### DIRECTIONS

From Tesco roundabout in Camborne proceed along Wesley Street and turn first right into Albert Street. Take the first left into Albert Place and the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

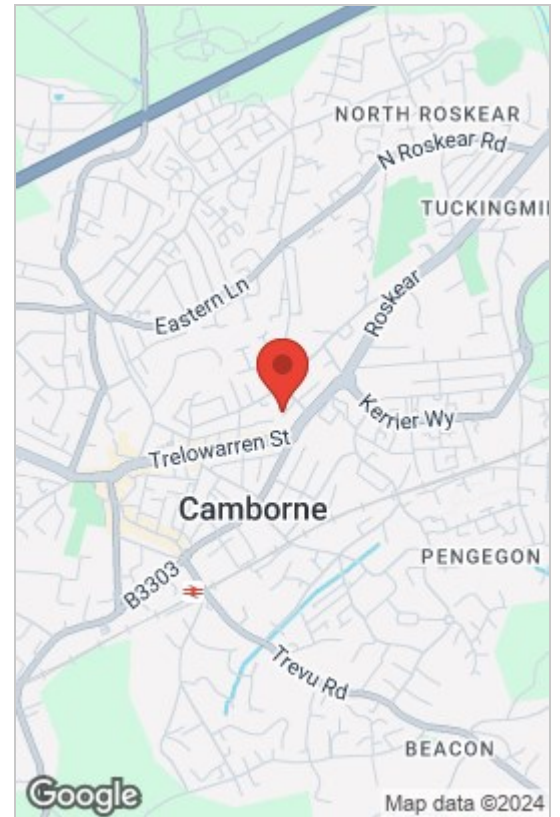
#### SERVICES

Mains drainage, mains metered water, mains electricity.

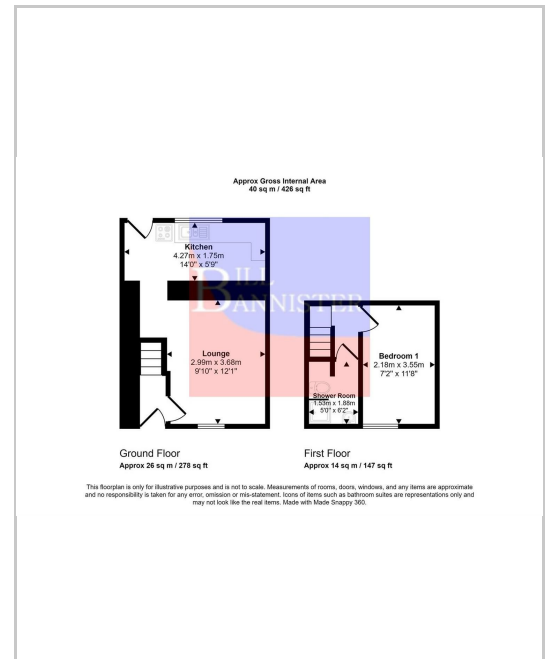
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).

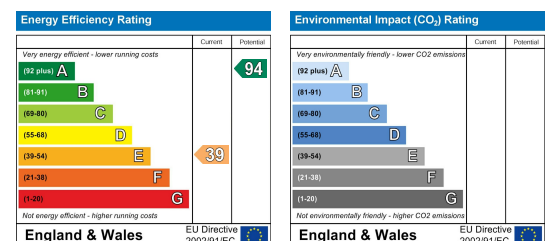
## Area Map



## Floor Plans



## Energy Efficiency Graph



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