

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



60 Carnarthen Street

Camborne, TR14 8UP

Guide price £155,000



Offered for sale with no onward chain, this terraced cottage is situated close to the town centre and would now benefit from updating and improvement. The property offers two bedrooms, a lounge, separate dining room, a kitchen and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there is an enclosed rear garden with the bonus of outbuildings, a substantial workshop and a large garage close by.



Situated in a convenient and level location for the town and transport facilities, this two bedroom cottage is now ready for you to update to your own taste. It has a gas heating system plus two fireplaces and there is double glazing. Externally there is a rear garden with a store attached to the property, two timber outbuildings and a substantial workshop approached via gated access. Within a few hundred yards there is a large garage which certainly is a bonus.

ENTRANCE HALLWAY

Upvc door, a radiator and stairs to the first floor.

LOUNGE

10'4" x 11'10" (3.15m x 3.62m)

With a tiled fireplace flanked by alcoves with built-in half cupboards. Pine ceiling and a radiator.

DINING ROOM

12'4" x 8'11" (3.78m x 2.72m)

Two built-in cupboards, a tiled fireplace and a radiator.

KITCHEN

6'11" x 12'4" (2.11m x 3.76m)

Single drainer stainless steel sink unit plus some working surfaces with storage beneath and space for white goods. Complementary eye level cupboards and a wall mounted Vaillant boiler. Cooker hood, electric water heater and a door to the rear garden.

SHOWER ROOM

5'6" x 6'2" (1.70m x 1.90m)

Shower cubicle, a wash hand basin and a low level wc.

FIRST FLOOR

BEDROOM 1

9'0" x 12'5" (2.75m x 3.80m)

Pine ceiling and a radiator.

BEDROOM 2

7'5" x 9'0" (2.27m x 2.76m)

Built-in cupboards, shelving and a radiator.

OUTSIDE

On street parking is available to the front. The rear garden is enclosed and attached to the property is a STORE 1.70m x 1.30m (5'6" x 4'3"). There are also two timber sheds and a pathway to rear gates with access to a WORKSHOP 6.90m x 3.00m (22'7" x 9'10") having an up and over door. This is off-set so to actually obtain parking inside maybe difficult. However, anyone with motorcycles or other hobbies would find this an excellent bonus. Within a few hundred yards is a GARAGE 6.30m x 3.70m (20'8" x 12'1") with double doors and an ATTACHMENT 6.30m x 1.80m (20'8" x 5'10") with an open side.

DIRECTIONS

Leaving Camborne Tesco car park turn right and then right again into Carnarthen Street where the property will be found on the left hand side. The garage is situated behind Carnarthen Street and to the front of Centenary Row West.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

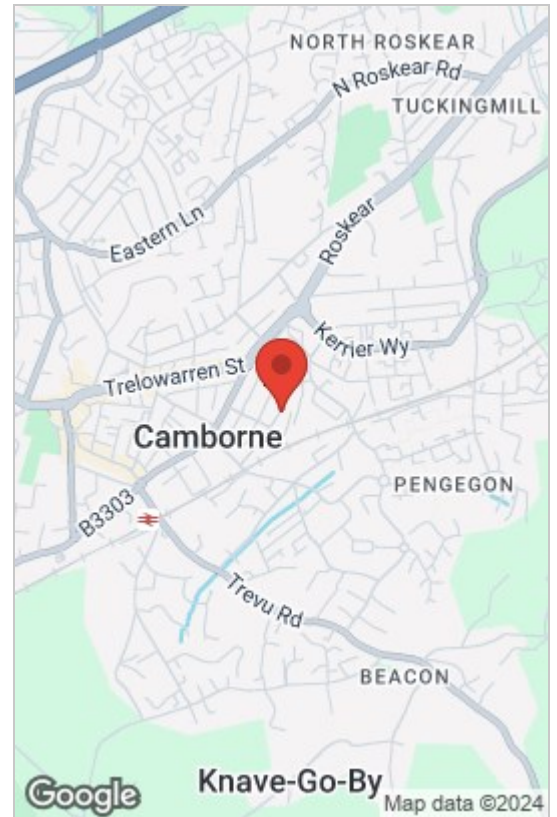
SERVICES

Mains drainage, mains water, mains electricity, mains gas heating.

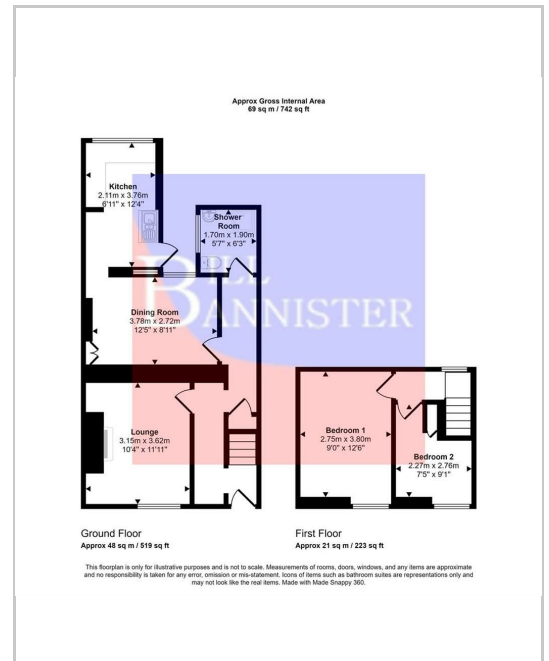
Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

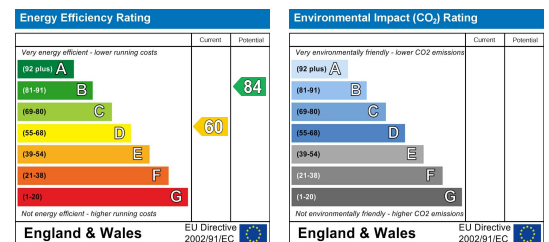
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.