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BILL BANNISTER

Sales & Lettings



27 College Street

Camborne, TR14 7JU

Guide Price £190,000



Situated in a convenient location close to the town centre, this well presented terraced house benefits from two bedrooms, an open plan lounge/diner/kitchen and a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is an enclosed rear garden with the bonus of a tandem garage and parking for up to two vehicles.



Presenting an opportunity to acquire a mid terraced house situated within a short distance of Camborne town centre, this property has been modernised by the current vendor and comprises two bedrooms, an open plan lounge/kitchen/diner and a downstairs bathroom. Furthermore, the property offers gas central heating and is double glazed throughout. In addition, to the rear there is a low maintenance garden leading to a tandem garage behind which is a recently renovated tarmac driveway providing parking for up to two vehicles which can be accessed off street nearby.

Upvc twin panelled obscure double glazed front door leading to:

LOUNGE/KITCHEN/DINER

15'3" x 9'4" + 14'4" x 7'6" (4.67m x 2.87m + 4.38m x 2.30m)
An open plan room with stairs to the first floor and LVT flooring throughout. Upvc double glazed bay window overlooking the front with a functional deep wooden shelf used as additional seating. Radiator and a hidden fireplace with storage cupboards either side. Understairs storage cupboard. Wide archway leading to the kitchen/dining area providing a range of eye level and base units with tiled splash backs, roll edge work surfaces and a stainless steel one and a half bowl sink and drainer with a spring neck mixer tap and hand soap dispenser. Upvc double glazed window with deep shelf overlooking the rear aspect. Space for cooker, perspex splash back and extractor over. Space for fridge/freezer. Radiator.

HALLWAY

Leading to the family bathroom and outside access.

BATHROOM

5'6" x 10'7" (1.69m x 3.24m)
Wood panelled door, low level wc and a wash hand basin with a mixer tap. Bath with thermostatic shower over, glass shower screen and aqua board splash back. Wall mounted mirrored medicine cabinet, towel radiator and a cupboard housing a Worcester boiler with shelved storage. Obscure glazed window with top opening.

FIRST FLOOR

L SHAPED LANDING

Bay window with a deep wooden shelf, upvc double glazed window overlooking the front and loft access (not boarded). Step down to:

BEDROOM 1

13'3" x 7'6" (4.04m x 2.30m)
Wood panelled door and a walk-in wardrobe with sliding door providing hanging rails and storage. Radiator and a upvc double glazed window overlooking the rear aspect.

BEDROOM 2

8'1" x 9'5" (2.48m x 2.89m)
Wood panelled door and a upvc double glazed window overlooking the front with a deep wooden shelf. Radiator.

OUTSIDE

To the rear there is a pathway with chippings and an outside UTILITY AREA. There is an enclosed walled garden laid to astro turf and the bonus of a TANDEM GARAGE 2.29m x 8.51m (7'6 x 27'11) plus a recently renovated tarmac driveway providing parking for up to two vehicles.

DIRECTIONS

From the A30 take the Camborne West exit, bear left and then left again at the roundabout towards Camborne town. Proceed straight on at the next mini roundabout into Treswithian Road and follow this through into College Street. The property will be found on the right hand side just after Trelawney Court.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

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

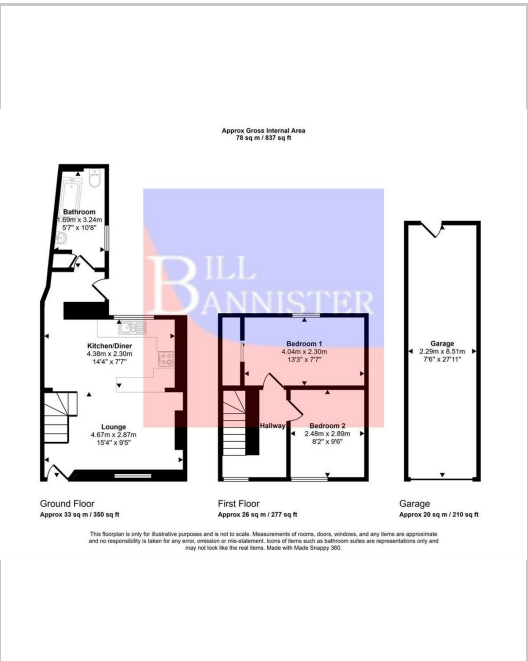
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

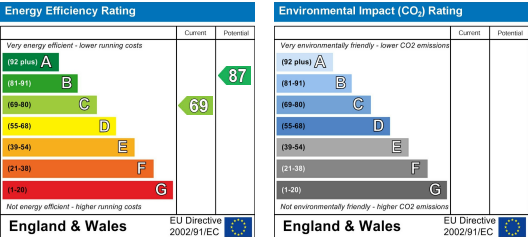
Area Map



Floor Plans



Energy Efficiency Graph



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