



16 Hull Road , Camborne, TR14 8GS

Guide price £190,000



Built in 2018 this beautifully presented end terraced house offers spacious living accommodation with an enclosed rear garden which provides a safe haven for pets and children. There are two double bedrooms and an open plan lounge kitchen diner and has the benefit of gas central heating and double glazing throughout. Furthermore this property has an allocated parking space and we would recommend an early inspection.



COMPOSITE GLAZED DOOR TO

HALLWAY

5'10" max x 6'7" (1.8m max x 2.02m)

Radiator. Built-in cupboard housing fuse box. Door to WC and kitchen lounge/diner.

WC

Low level WC. Pedestal wash hand basin with tiled splash backs. Radiator. Obscure glazed window to the front of the property.

KITCHEN LOUNGE DINER

25'9" max x 12'7" max (7.87m max x 3.86m max)

KITCHEN AREA With a range of eye level and base units with rolled edge work surfaces and tiled surrounds. Integrated washing machine, built-in oven, induction hob and extractor fan with white glass splash back. Single stainless steel sink and drainer. Space for white goods. Radiator. Window to the front of the property. Turning stairs to first floor. Built-in understairs cupboard with light. LOUNGE AREA Radiator. Patio doors and side windows overlooking the rear garden. Laminate flooring.

FIRST FLOOR

LANDING

Radiator.

BEDROOM 1

9'2" x 12'7" (2.80m x 3.85m)

Two windows overlooking the rear of the property. Radiator. Decorative wooden panelling to one wall.

BEDROOM 2

8'6" x 12'7" (2.61m x 3.86m)

Built-in cupboard housing Potterton boiler and shelving. Two windows. Radiator.

BATHROOM

Panelled bath with wall mounted shower, shower screen and tiled surround. Pedestal wash hand basin. Low level WC. Heated ladder towel rail.

OUTSIDE

THE REAR GARDEN A beautifully maintained rear garden with a patio area and rear gated access. To the front of the property is an allocated parking space.

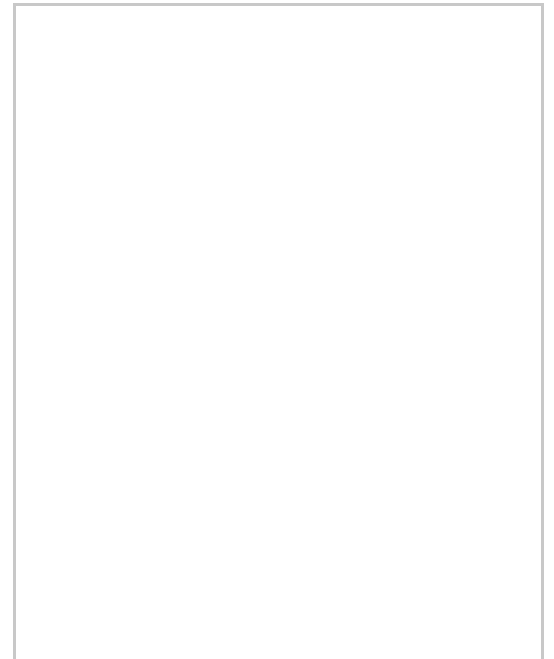
ESTATE AGENTS NOTE

There is a general maintenance fee for the upkeep of external communal areas of £12pcm payable each quarter.

Area Map



Floor Plans



Energy Efficiency Graph

