Dolcoath Avenue

Camborne

TR14 8RY

Offers In Excess Of £230,000

- SEMI DETACHED FAMLY HOME
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- FABULOUS SPACIOUS MAIN RECEPTION ROOM
- GARAGE
- THREE BEDROOMS AND BATHROOM TO FIRST FLOOR
- PLEASANT EDGE OF TOWN LOCATION
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 884.00 sq ft

3

1

1

B84

DESCRIPTION
A very well presented and spacious three bedroom semi detached family home on the outskirts of Camborne town. the property has been well cared for and offers smart accommodation throughout. there's a pleasant Kitchen, a very spacious Living room/Dining room, ground floor W.C and three bedrooms and fmaily bathroom to the first floor. Outside, there's a pleasant enclosed low maintenance rear garden, and the property enjoys the benefit of a Garage adjacent to the rear garden. All in all an excellent family home situated on the edge of this established Estate yet still within walking distance of local amenities.

LOCATION
Camborne is a well-established Cornish town with a wide range of amenities, making it a practical choice for a variety of buyers. The town centre provides a mix of independent shops, cafés and national retailers, with supermarkets including Tesco and Aldi located nearby, along with a regular local market.

Camborne offers a selection of primary and secondary schools, including Camborne Science and International Academy, while Cornwall College provides further and vocational education. Leisure facilities include Carn Brea Leisure Centre with gym and swimming facilities, and nearby Carn Brea Castle and surrounding countryside offer beautiful walking routes and elevated coastal views.

Healthcare facilities, pharmacies, banks and a post office are available within the town. Camborne railway station provides mainline rail services, and the A30 offers road links across Cornwall. Camborne combines day-to-day convenience with a comprehensive range of local amenities.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by liDAR)

ENTRANCE
UPVC double glazed obscured composite door opening into:

ENTRANCE HALL
Doors opening into Kitchen and Living room/Dining room. Door opening into ground floor W.C. Stairs to first floor. understairs storage.

KITCHEN
A well appointed modern Kitchen. Oak effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with work surface over. One bowl Stainless Steel sink unit with mixer tap over and drainer board to side. Space and plumbing for washing machine. Integrated oven with Gas hob and Extractor fan over. Space for Fridge/Freezer. Radiator.

LIVING ROOM/DINING ROOM
A fantastic light and airy room with UPVC double glazed French doors opening into the rear garden. Plenty of space for both Living and Dining areas. Built in storage cupboard. Further UPVC double glazed vertical window next to French doors.

GROUND FLOOR W.C.
Oak effect laminate flooring. Low level W.C. Pedestal wash hand basin. UPVC double glazed obscured window.

FIRST FLOOR
A lovely spacious landing gives access into all bedrooms and family bathroom. Loft hatch,

BEDROOM 1
A spacious double bedroom with UPVC double glazed window to front elevation. Radiator.

BEDROOM 2
Another well proportioned double bedroom with UPVC double glazed window to rear elevation. Radiator.

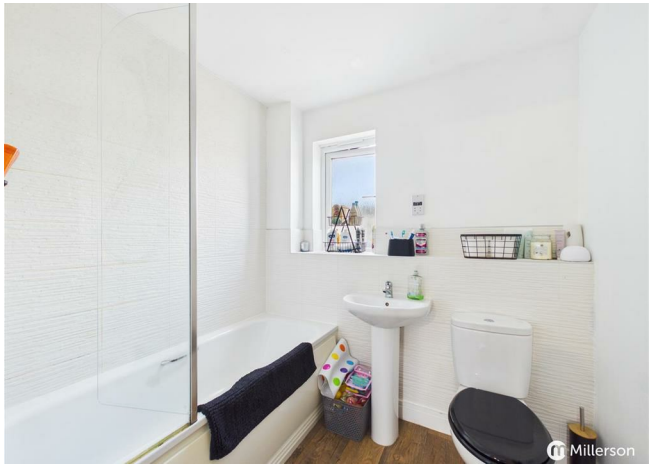
BEDROOM 3
A generous single bedroom with UPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM
A well specified and attractive family bathroom with Oak effect laminate flooring. Panelled bath with plumbed shower unit over. Low level W.C. Pedestal wash hand basin. tiled to two walls. UPVC double glazed obscured glazing to front elevation. Radiator. Towel rail.

OUTSIDE
Accessed via the French doors from the Living room, a fully enclosed low maintenance rear garden which is laid to concrete paving. this area has been enhanced by the current vendors to offer a pleasant private outside area. To the rear of the garden there's a pedestrian gateway which leads directly out to a rear parking area and gives almost direct access into a single garage which sits at the end of a block of four.

DIRECTIONS
From our offices in Camborne proceed along Trelowarren Street to its conclusion. turn left into Wesley street, and at the next roundabout take the second exit. turn left at the traffic lights into Dolcoath Avnue. Proceed around the corner and along Dolcoath Avenue for approximately 500 yards, and the property will be found on the right hand side, identified by our for sale board.

MATERIAL INFORMATION



Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
Parking: Allocated, Off Street, Rear, and Garage En Bloc
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approximate total area(1)

82.3 m²

884 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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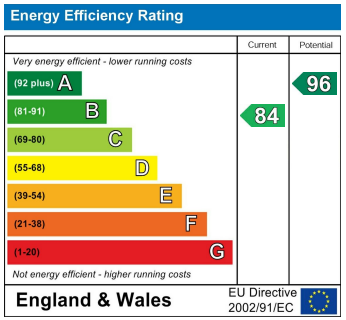

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

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