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**College Street,
Camborne**

**£200,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this terraced stone fronted cottage is located on the edge of the town and a short distance from the A30 trunk road.

Requiring some modernisation, there are three bedrooms and a bathroom on the first floor, the ground floor benefits from a separate lounge and dining room and there is a fitted kitchen to the rear. One will find gas central heating and there is double glazing.

An attractive feature of this property is the lengthy garden to the rear which has been designed to be easy to maintain and includes a low maintenance gravelled area, artificial grass adjacent to a summerhouse and there is a vegetable plot with fruit trees. Leading on to the rear of the garden, there is a garage and parking for two vehicles.

Suitable for a practical first-time buyer looking to put their own mark on their first home, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 trunk road can be accessed within half a mile, within twelve miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth, which is Cornwall's university town is within a similar distance.

The north coast beaches of Portreath, Godrevy and Gwithian are all within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Half glazed door to:-

HALLWAY

Radiator and stairs to first floor. Doors open off to:-

LOUNGE 12' 6" x 12' 2" (3.81m x 3.71m) maximum measurements into recesses

uPVC double glazed window to the front. Radiator.

DINING ROOM 11' 2" x 10' 3" (3.40m x 3.12m) maximum measurements plus recesses

uPVC double glazed window to the rear. Focusing on a gas fire with back boiler for central heating and domestic hot water. Door to:-

INNER VESTIBULE

Door to under stairs storage cupboard and folding door opening to:-

KITCHEN 13' 0" x 6' 2" (3.96m x 1.88m)

Enjoying a dual-aspect with aluminium framed double glazed windows to the rear and side and aluminium framed double glazed door to the side. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Ceramic tiled splashbacks and radiator.

FIRST FLOOR LANDING

On two levels with a recessed shelved cupboard, sliding door opening to a walk-in airing cupboard with copper cylinder and access to loft space. Doors open off to:-

BEDROOM ONE 12' 7" x 8' 3" (3.83m x 2.51m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 9' 3" x 7' 0" (2.82m x 2.13m) maximum measurements plus recess

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 10' 2" x 10' 0" (3.10m x 3.05m)

Aluminium framed double glazed window to the rear. Radiator.

SHOWER ROOM

Enjoying a dual-aspect with aluminium framed double glazed windows to the side and rear. Fitted with a vanity wash hand basin, close coupled WC and oversize shower enclosure with 'Mira' electric shower. Extensive ceramic tiled splashbacks and radiator.

OUTSIDE REAR

The rear garden is enclosed, of a generous size and divided into three main sections, immediately to the rear of the property there is a gravelled garden with planted borders designed to be easy to maintain, there is an outside gardener's convenience and then from here there is access to a summerhouse with patio which has an artificial lawn adjacent. Leading from here one will find a vegetable plot which has mature apple trees to the boundary, there is then a timber storage shed and beyond this an aluminium framed 6 ft x 6 ft greenhouse. At the bottom of the garden, there is a corrugated iron garage.

GARAGE 17' 2" x 8' 4" (5.23m x 2.54m)

Double doors open out onto a rear service lane and with a door and window to the side and rear. The garage features an inspection pit.

PARKING

Immediately to the rear of the garage, there is parking for two vehicles approached via an adopted service lane.

SERVICES

Mains electricity, mains gas, mains water (not metered) and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Camborne Church, head out of town into College Street where the property will be identified on the right-hand side, virtually opposite the car sales lot. If using What3words: oiled.scrolled.sizing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Terraced stone fronted cottage
- Chain-free sale
- Ideal for first-time buyers
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- First floor shower room
- Double glazing and gas central heating
- Enclosed generous garden to rear, garage and parking
- Requires some updating



Approximate total area*
436.69 ft²
40.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Approximate total area*
434.21 ft²
39.41 m²

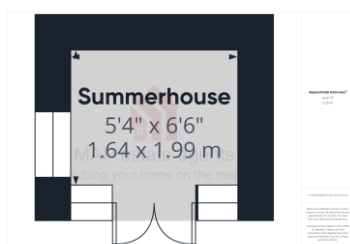
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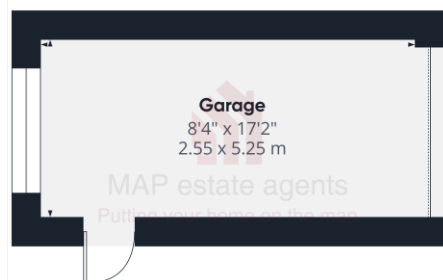
GRATF360

Floor 1 Building 1



Approximate total area*
1.64 x 1.99 m

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Approximate total area*
14.01 x 17.00 m

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Ground Floor Building 1

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