Riverside,

82 Fore Street, Praze-an-Beeble

LODGE & THOMAS

ESTABLISHED 1892

Riverside, 82 Fore Street,

Praze-an-Beeble, Camborne, Cornwall TR14 0JU

Guide Price - £132,500 Freehold

- Characterful two bedroom cottage
- Long rear garden
- Rural village location
- Renovation required
- Further detached stone outbuilding

A characterful two bedroom end of terrace cottage requiring renovation, benefitting from long rear lawned garden, stone outbuilding and enclosed front garden. The accommodation provides 19ft long sitting room, kitchen/diner, large pantry, two first floor bedrooms and family bathroom.

The end of terrace cottage stands proudly in the square at Praze-an-Beeble and has exposed cut granite façade beneath a pitch tiled roof with red clay ridge tiles and brick chimney stack. Front windows and the front door are uPVC double glazed.

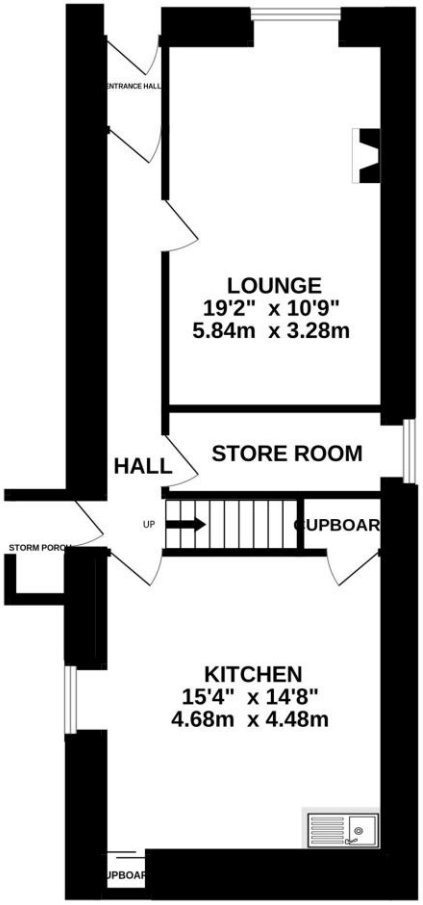
An enclosed area of lawn lies to the front with a long area of lawn lying to the rear and a river runs to the north of the property. An attached stone outbuilding is situated to the rear of the property with attached disused WC. The stone outbuilding included in the sale is not currently registered title and the eastern boundary for the long rear garden is currently showing as incorrect on Land Registry and this would need rectification.

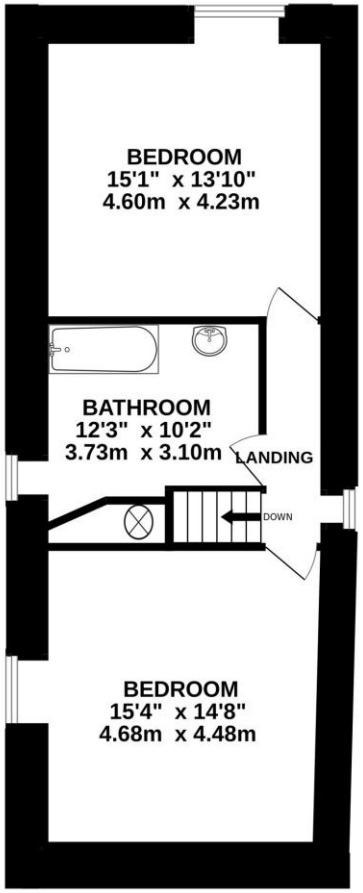
EPC G **Council Tax Band** A

Services
Mains water, electricity and drainage connected to the property. . None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





Location
Praze is a very popular village, located about 3 miles from the town of Camborne and about 5 miles from Helston. The A30 trunk road lies about 4 miles distant, connecting with major transport routes throughout the County. The north coast of Cornwall, with its beautiful walks and the beach at Portreath are around 7 miles away. The coastal town of Hayle lies about 6 miles away with its 3 miles of golden sands.

Viewing
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions
Navigate to Praze-an-Beeble and the property can be found within the square opposite the public house, St Aubyn Arms.

what3words///grouping.fuel.competing

Not to scale. For indicative purposes only.
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