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**Hughville Street,
Camborne,**

**£170,000
Freehold**





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Property Introduction

Offered for sale chain free and to cash purchasers due to its construction, this terraced house has been the subject of a major renovation and now presents as a contemporary style home ideal as a rental property or for those looking for a lower priced home to live in. One will find two bedrooms on the first floor, the combined lounge/diner offers a bright and airy space with stairs to the first floor and with doors opening off to a remodelled contemporary style bathroom and fitted kitchen. The property benefits from uPVC double glazing and as part of the renovation, gas heating via a combination boiler has been installed.

To the outside, the property is set back from the road by a mainly paved garden whilst to the rear is an enclosed garden featuring a patio from the kitchen and at the bottom of the garden is a garage in need of some attention. In summary, a superb home all be it suitable for cash purchasers only, requiring a closer inspection to be fully appreciated. Interested parties are strongly recommended to view our interactive virtual tour prior to arranging a closer inspection.

Location

Conveniently located for access to the town, Camborne offers an eclectic mix of both local and national shopping outlets, there is a mainline railway station which connects to London Paddington and the north of England and the A30 can be accessed within half of a mile.

Well suited for commuting to Truro, which is the administrative and cultural centre of Cornwall, the university town of Falmouth on the south coast is within a similar commute and the north coast of Portreath, which is noted for its active harbour and sandy beach will be found within five miles.

ACCOMMODATION COMPRISES

Composite double glazed door into :-

ENTRANCE VESTIBULE

With an original Victorian style tiled floor and part glazed door with panels opening to :-

LOUNGE/DINER 19' 1" x 12' 10" (5.81m x 3.91m)

uPVC double glazed bay window to the front. Stairs to first floor with storage cupboard beneath. Recessed storage cupboard. Radiator and spotlights. Doors open to :-

KITCHEN 11' 1" x 6' 7" (3.38m x 2.01m)

uPVC double glazed door to rear. Refitted with a range of eye level and base gloss white units with adjoining square edge beach block

working surfaces incorporating an inset one and half bowl stainless steel sink unit with mixer tap. Built in stainless steel oven with ceramic hob and stainless steel hood over, wall mounted combination boiler and space and plumbing for an automatic washing machine. Recess suitable for fridge/freezer.

BATHROOM

uPVC double glazed window to the rear. Refitted in a contemporary style with a close couple wc, vanity wash hand basin with mixer tap and panelled path with plumbed rain head shower over. Extensive ceramic tiled splashback, towel radiator and spot lighting.



FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear. Doors open off to :-

BEDROOM ONE 13' 0" x 11' 0" (3.96m x 3.35m)

Two uPVC double glazed windows to the front. Radiator and access to loft space.

BEDROOM TWO 10' 11" x 7' 3" (3.32m x 2.21m)

uPVC double glazed window to the rear. Radiator. Inset spotlighting.



FRONT GARDEN

The garden is enclosed and largely paved for ease of maintenance.

REAR GARDEN

The rear garden is again enclosed, there is a raised patio which is ideal for sitting out on sunny days and leads to the remainder of the garden which has a range of mature shrubs. To the bottom of the garden is a garage which is in need of some attention (not inspected or measured).



AGENT'S NOTES

Please be advised that enhanced AI photographs with furniture have been used to enhance the visual imaging of the property. It should also be noted that whilst the property has not recently been tested for mundic block content, our vendors inform us that they are confident that it is of mundic block/mass concrete construction. Our lettings manager, Ben Nichols, advises that the property would generate a rental income in the region of of £950/£1000 per month. Please be advised that the property's Council Tax band is band 'A'.

SERVICES

The property benefits from mains water (metred), mains electricity, mains gas and mains drainage.

DIRECTIONS

From Tesco car park, turn left and at a set of traffic lights turn left again taking the first exit at a roundabout into Wesley street, take the first right into Albert Street and at a staggered junction go straight across into Park Road, at the next over junction take the first left into Eastern Lane and at the entrance to Hughville Street, the property will be on the left hand side and will be identified by a For Sale board. If using What3Words:- Ridiculed.Region.Hoaxes.

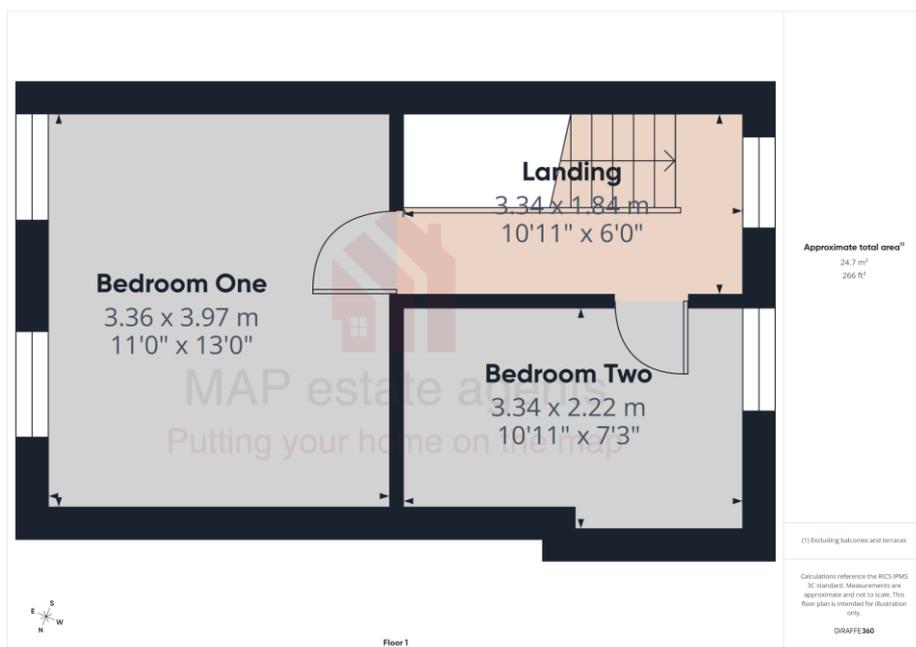


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Cash purchase only!
- Recently subject to extensive updating and modernisation
- Two bedrooms
- Lounge/dining room
- Refitted kitchen
- Remodelled ground floor bathroom
- Gas central heating
- uPVC double glazing
- Gardens to front and rear, garage
- Chain free sale



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