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BILL BANNISTER

Sales & Lettings



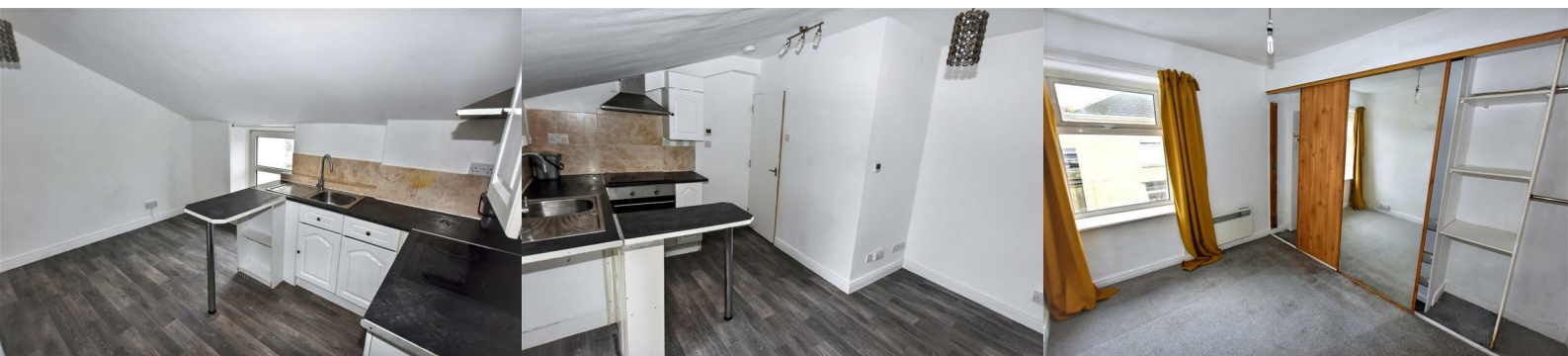
1A East Charles Street

Camborne, TR14 8JF

Guide Price £89,950



Situated in a very convenient location close to Camborne town centre, this first floor flat is a great investment opportunity or First time buy. The property benefits from a lounge/kitchen/diner, two bedrooms, one with fitted wardrobes, a shower room and electric heating. This property is also chain free, therefore an early inspection is recommended.



Presenting itself as an ideal opportunity for investors, this two bedroom first floor flat offers spacious accommodation and is close to the town centre with all local amenities close by. It benefits from electric panel heaters, a shower room, two bedrooms and a lounge/kitchen area.

ENTRANCE HALLWAY

Stairs to:

FIRST FLOOR

SHOWER ROOM

7'9" x 5'0" (2.37m x 1.54m)
Enclosed shower cubicle with bi-fold doors and a tiled surround. Low level wc, wash hand basin, obscure glazed window to the rear with a deep sill and tiled surrounds.

LOUNGE/KITCHEN/DINER

7'11" x 12'11" (2.43m x 3.94m)
The kitchen area has a range of white base units and eye level units above. Roll edge work surfaces and space for white goods. Built-in electric oven, hob and extractor hood. Stainless steel sink and breakfast bar with tiled surrounds. The dining area has a window with a deep sill overlooking the rear of the property.

BEDROOM 1

10'9" x 7'9" (3.30m x 2.38m)
Built-in wardrobes with shelving, hanging and shoe rack.

BEDROOM 2

10'11" x 8'5" (3.35m x 2.59m)
L shaped with a wall mounted electric heater, built-in cupboard and a window to the front.

AGENTS NOTE

The vendor informs us there is a 999 year lease.

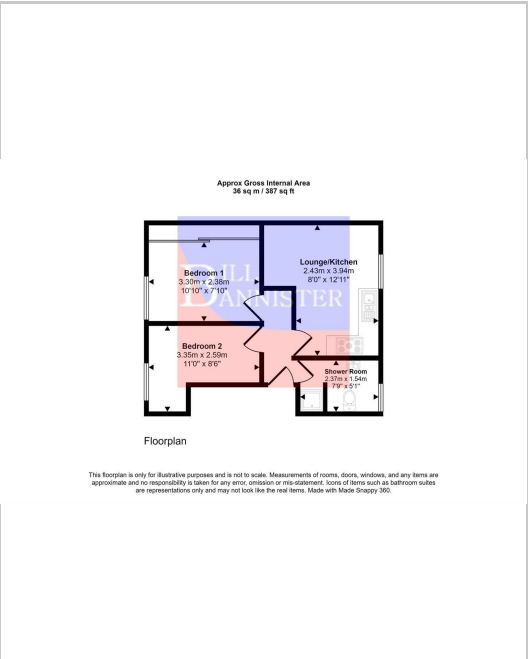
DIRECTIONS

From Tesco roundabout in Camborne proceed along Centenary Street and on into Trevenson Street. Take the second turning left into East Charles Street and the property will be found on the left hand side.

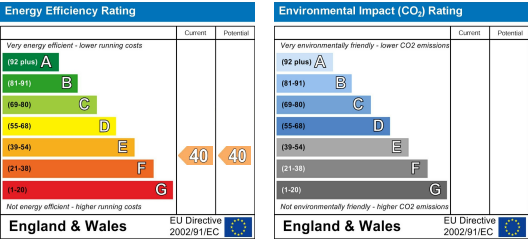
Area Map



Floor Plans



Energy Efficiency Graph



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