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**William Street,
Camborne**

**£170,000
Freehold**





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Property Introduction

A beautifully refurbished mid-terraced character cottage, ideally situated close to the town centre and within easy reach of the railway station. Offered for sale with no onward chain, this charming home presents an excellent opportunity to acquire a character property finished to a high standard, complete with an enclosed rear lawned garden.

The accommodation features a welcoming lounge with an open granite fireplace and fitted cupboards, leading through to a separate dining area overlooking the rear garden and patio. The kitchen is well appointed with a range of fully fitted units and offers ample space for everyday living. Further accommodation includes a ground floor bathroom and three first-floor bedrooms. Additional benefits include double glazed windows and doors throughout, together with a gas-fired central heating system. Beautifully presented in true turnkey condition, this delightful home is ready for immediate occupation.

Location

Camborne is ideally situated for access to the very popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast renowned for its rugged vistas and delightful coastal walks. The city of Truro lies approximately fifteen miles distant, this being the main centre in Cornwall for business and commerce, it also offers a good range of high street multiples as well as a variety of local independent stores.

The attractive Georgian architecture and cobbled street access many restaurants and cafes and Truro is also home to the Hall for Cornwall located on the piazza. Within Camborne itself, there are local schools' places of worship and a mainline railway station that operates to London Paddington. The A30 is also accessible therefore making traveling to other areas of the county that much easier.

ACCOMMODATION COMPRISES

Obscured double glazed entrance door into:-

ENTRANCE VESTIBULE

Tiled floor. Glazed door with glazed panel above opening to:-

ENTRANCE HALL

Radiator, stairs to first floor, doors off to:-

LIVING ROOM 13' 9" x 11' 10" (4.19m x 3.60m) maximum measurements

Double glazed window to front elevation and radiator. Granite feature fireplace with fitted cupboards to either side.

DINING ROOM 12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed window to rear elevation, exposed ceiling beams and granite feature fireplace.

KITCHEN 10' 9" x 7' 8" (3.27m x 2.34m) plus door recess

A range of wall and base units with worktop over incorporating a stainless steel sink. Oven with electric hob over and cooker hood above. Space for washing machine, cupboard housing combination boiler and double glazed window to side elevation.

BATHROOM

A three piece bathroom suite comprising bath with over shower over and tiled surround, WC and hand basin. Half tiled walls, radiator, obscured double glazed window to side elevation.

FIRST FLOOR LANDING

A split-level landing with double glazed window to rear elevation and loft access hatch. Doors off to:-

BEDROOM ONE 12' 0" x 9' 1" (3.65m x 2.77m)

Double glazed window to front elevation, radiator.

BEDROOM TWO 10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE 8' 9" x 7' 5" (2.66m x 2.26m)

Double glazed window to front elevation.

OUTSIDE REAR

Immediately to the rear of the property is a patio accessed from the kitchen/rear extension which leads on to the garden which is mainly laid to lawn and enclosed by walling, fencing and hedging.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. Please note, some of the images have been furnished with the use of CGI.

DIRECTIONS

From the A30 take the exit signed Camborne/Pool/A3047. At the roundabout, take the exit onto the A3047 (Treswithian Road) towards Camborne town centre. Continue on the A3047 for about 1 mile. Go straight across the main roundabout near Tesco, staying on the road into Camborne. Continue as the road becomes Wesley Street. Turn left onto Trevenson Street. Take the next right into William Street. Continue a short distance along where the property will be located. If using What3words:- bathtubs.smooth.everybody



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Three bedroom terraced cottage
- Freshly decorated
- Character cottage
- Double glazing
- Gas central heating
- Generous rear garden and patio
- Central location
- Offered for sale chain free



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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