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**Cliff View Terrace,
Camborne**

**£110,000
Freehold**





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Property Introduction

Offered for sale with no onward chain this terraced house, which is located close to the centre of Camborne town, is suitable for cash purchasers only due to its mass concrete construction which renders the property unmortgageable. Requiring updating, the property offers two double size bedrooms and a WC on the first floor.

On entering the property there is well proportioned lounge which then gives access to a fitted kitchen/diner with patio doors opening on to the rear garden. There is a ground floor shower room and WC.

Heating is provided by a gas fired central heating system and there is uPVC double glazing throughout.

To the rear of the property one will find a part enclosed garden on two levels which requires some attention.

Location

Ideally placed for access to the town centre, schooling is available nearby at Rosemellin School and a convenience store will be found in Park Road which is only a short walk away. Camborne offers a comprehensive range of shopping outlets, there is a mainline Railway Station and easy access to the A30.

Truro, the administrative and cultural centre of Cornwall is within fourteen miles, the south coast university town of Falmouth is within fifteen miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, can be found within four miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALLWAY

Door leading off to:-

LOUNGE 19' 11" x 13' 0" (6.07m x 3.96m) maximum measurements

A spacious room with double glazed uPVC window to the front elevation. Featuring a fireplace with a stone surround and gas fire with stone hearth. Radiator.

KITCHEN/DINER 22' 11" x 11' 6" (6.98m x 3.50m) maximum measurements into recess, irregular shape

The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset one and a half bowl stainless steel sink unit with mixer tap. Appliance space for oven, washing machine and fridge/freezer. Two radiators. Full width double glazed patio door to the rear.

SHOWER ROOM

A remodelled shower room with corner shower unit, close coupled WC and pedestal wash hand basin. Ceramic tiled floor and walls and obscured uPVC double glazed window to the rear. Electric heater.

Returning to kitchen/diner, stairs to:-

FIRST FLOOR LANDING

Airing cupboard. Access to loft space. Doors opening off to:-

BEDROOM ONE 14' 7" x 12' 6" (4.44m x 3.81m)

A spacious bedroom with two double glazed windows to the front elevation. Fitted wardrobes and radiator.

BEDROOM TWO 8' 8" x 8' 3" (2.64m x 2.51m)

Double glazed window overlooking the rear garden. Radiator and built-in wardrobe.

CLOAKROOM

WC and wash hand basin.

OUTSIDE REAR

The rear garden is enclosed with a patio and steps lead up to a gravelled path giving access to the rest of the garden which consists of a range of mature shrubs with planted borders and as previously mentioned is need of some attention.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is Council Tax 'A'. As already mentioned the property is suitable for cash purchasers only.

DIRECTIONS

From Tesco superstore car park in Camborne, turn left and at a set of traffic lights turn left again and then at a roundabout take the first exit on the left into Wesley Street, turn right into Albert Street, turn right and immediately left into Park Road and at a staggered junction/mini-roundabout carry on straight ahead into Cliff View Terrace where the property will be identified on the right hand side. If using What3words:- reform.chemistry.grips



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(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 due to mass concrete construction
- Terraced house in need of updating
- Two double size bedrooms
- Well proportioned lounge
- Kitchen dining room
- Ground floor shower room
- Gas central heating
- uPVC double glazing
- Enclosed rear garden
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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