



Centenary Street

Camborne

TR14 8HR

Asking Price £150,000

- WELL PRESENTED COTTAGE
 - TWO BEDROOMS
- MODERN KITCHEN/DINER
 - LIVING ROOM
- FIRST FLOOR SHOWER ROOM
- ENCLOSED COURTYARD STYLE GARDEN
 - DOUBLE GLAZING
- CONVENIENT LOCATION
 - IDEAL FIRST HOME
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 517.00 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity for a first time buyer or a purchaser looking for convenience to acquire this well presented cottage, situated on the outskirts of Camborne Town. The accommodation is light and airy throughout, briefly comprising an entrance hall, living room, kitchen/diner, two bedrooms and first floor shower room. Outside, the cottage enjoys an enclosed courtyard style garden to the rear. The property has also benefitted from significant investment from the existing owners, including the installation of a new roof earlier this year.

LOCATION

Centenary Street is situated just a short walk of Camborne town centre, Tesco superstore and the railway station. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Door into:

LIVING ROOM

A bright and comfortable living space with wood effect flooring, double glazed window and electric night storage heater, door into:

KITCHEN

A modern matte grey kitchen fitted with a range of matching base and wall units, complimentary stone effect work surfaces and 'Metro' tiled splash backs, integrated electric oven, hob and extractor, stainless steel sink, spaces for washing machine and fridge/freezer, wood effect flooring, inset lighting, stairs to first floor with storage cupboard, double glazed window and obscure double glazed door to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

A double bedroom with double glazed window and night storage heater.

BEDROOM TWO

A single bedroom with double glazed window.

SHOWER ROOM

A modern, three piece shower suite comprising shower cubicle with electric shower and tiled surround, W.C and hand basin with fitted storage cupboard. extractor fan.

OUTSIDE

To the rear of the property is a low maintenance, courtyard style garden perfectly suited to pets and alfresco dining. The neighbouring property does have a pedestrian right of way to access their garden.

DIRECTIONS

At the top of Cambornes main Trelowarren Street, turn right onto Centenary Street. Proceed for approximately 150 yards where the property can be found on your left hand side on the corner of Carnarthen Road.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: E

The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: None

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In In the CAMBORNE (TOWN CENTRE) conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (CL91817):

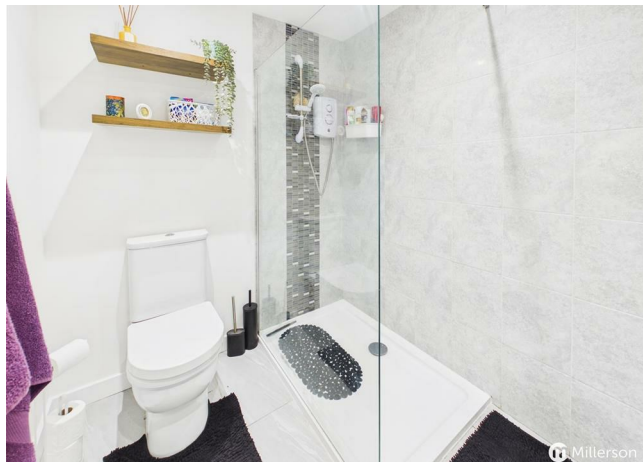
The owner cannot sell or transfer the property without the written consent of the mortgage lender, Barclays Bank UK PLC. This is a standard rule that ensures the mortgage is paid off as part of the sale process.

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry



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Floor 0



Floor 1



Approximate total area⁽¹⁾

48.1 m²
517 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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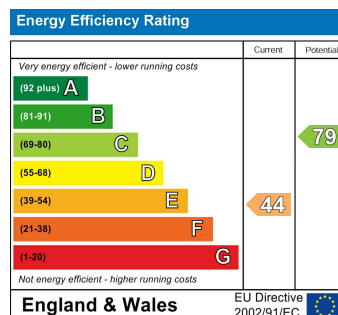
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