



# Albert Place Camborne TR14 8BP

Offers In The Region Of  
£200,000

- END OF TERRACE HOUSE
  - THREE BEDROOMS
- KITCHEN/DINING ROOM
  - ENCLOSED LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- QUIET NO THROUGH ROAD
  - ATTACHED GARAGE
- PERFECT FOR FIRST TIME BUYERS
  - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 804.00 sq ft



3



1



1



C70

### PROPERTY DESCRIPTION

Situated in a quiet no through road and offered for sale with no onward chain is this end of terrace, extended home perfectly suited to first time buyers or a growing family. The accommodation comprises a living room, kitchen/dining room, three bedrooms and bathroom whilst outside enjoys a low maintenance, enclosed rear garden along with an attached garage. The house has been freshly redecorated ready to go with other benefits including double glazing and gas central heating.

### LOCATION

Albert Place is a quiet no through road located on the edge of Camborne Town. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby 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:

### LIVING ROOM

Double glazed window, radiator, wood effect laminate flooring, stairs to first floor with storage cupboard below, opening into:

### KITCHEN/DINING ROOM

The kitchen is fitted with a range of matching base and wall un with granite effect work surfaces and tiled splash backs, integrated oven, hob and extractor, spaces for fridge/freezer and washing machine, recently installed 'Worcester' combination boiler, radiator, wood effect laminate flooring, double glazed window and double glazed patio doors to rear garden.

### FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom.

### BEDROOM ONE

Double glazed window, radiator.

### BEDROOM TWO

Double glazed window, radiator.

### BEDROOM THREE

Double glazed window, radiator.

### BATHROOM

A white three piece bathroom suite comprising bath with shower over, W.C and hand basin, heated towel rail, wood effect flooring, obscure double glazed window, extractor fan.

### OUTSIDE

The property sits in a quiet no through lane and enjoys an enclosed rear courtyard style garden which is laid to paving for ease of maintenance. There is also the huge benefit of a useful attached garage with twin opening doors, light and power. Pedestrian pathways to both front and rear give access with the front leading to a separate area which could be used for a shed or bike storage.

### DIRECTIONS

At the top of Trelowarren Street turn left onto Wesley Street. At the traffic lights turn left onto Albert Street and first left into Albert Place. The property can be found on your left hand side.

### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 3 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
804 ft<sup>2</sup>  
74.7 m<sup>2</sup>

(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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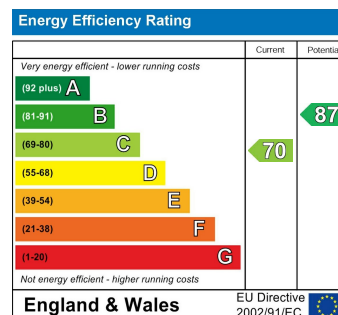
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