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Putting your home on the map

West Charles Street, Camborne

Guide Price £119,950

Leasehold







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Camborne
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Property Introduction

Offered to the market chain free, this recently refurbished one double bedroom first-floor maisonette benefits from a newly fitted kitchen, gas central heating, Council Tax Band 'A' and an allocated parking space. Tucked away in a peaceful location the property offers the best of both worlds, enjoying a quiet setting without being overlooked, yet remaining within easy walking distance of the town centre, train station, bus station and local amenities.

The accommodation offers fantastic flexibility, with the generously sized living room providing the potential to be utilised as a second bedroom if required. Another significant advantage is the tenure, with a 999-year lease granted in 2007 and a share of the freehold alongside the ground-floor property, with no management company, maintenance charges or ground rent to pay.

A real standout feature is having its own private front door and entrance hallway, with stairs leading to the first-floor accommodation. The property also boasts an impressive amount of storage, including a large over stairs cupboard and substantial loft space accessed via a fold-down ladder.

An ideal first-time purchase, investment or downsize, offering space, privacy and convenience in a surprisingly tucked-away location.

Location

A tucked away location whilst being within walking distance from the town centre, doctor's/pharmacy's and a choice of supermarkets. The bus and train with its direct link to London Paddington is five minute walk away and the A30 is also nearby making travelling to other parts of the county and beyond that much easier.

The incredible beaches of the north coastal are reachable within twenty minutes such as Portreath, Perranporth and St Agnes - renowned for its rugged vistas and beautiful coastal walks. The city of Truro is approximately fifteen miles distant with a good range of high street shops, independent shops and The Hall for Cornwall bringing west end shows down to Cornwall.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Accessed via its own private entrance, the property benefits from an entrance hallway with tiled flooring, radiator and carpeted stairs leading up to the first-floor landing and accommodation. Having its own private staircase and front door provides a welcome sense of separation and independence.

FIRST FLOOR LANDING

Carpeted landing and large loft hatch with fold-down ladder leads to an impressive boarded loft space. Doors opening to :-

LIVING ROOM 16' 3" x 8' 9" (4.95m x 2.66m) maximum measurements

A fantastic-sized living room with plenty of space for both living and dining furniture. A large window allows an abundance of natural light to flood the room. Benefiting from newly fitted carpets, neutral décor, radiator and a large over stairs storage cupboard. The proportions also provide the flexibility to utilise this room as an additional bedroom if required. Radiator.



KITCHEN 6' 9" x 6' 5" (2.06m x 1.95m) maximum measurements

A newly fitted kitchen featuring a range of modern gloss sage green wall and base units with contrasting worktops and white tiled splashbacks. Integrated electric oven with hob and extractor hood above, stainless steel sink with drainer and mixer tap, space for a washing machine and fridge/freezer. Wood-effect flooring and radiator. 'Worcester' gas combination boiler discreetly housed within a matching kitchen cupboard. uPVC double glazed window.



DOUBLE BEDROOM 10' 0" x 9' 6" (3.05m x 2.89m)

uPVC double glazed window. A double bedroom enjoying a private outlook without being overlooked. Benefiting from newly fitted carpet, radiator and USB sockets.

BATHROOM

A recently updated bathroom featuring a panelled bath with shower over and glass shower screen, WC and wash hand basin set within a modern vanity unit with storage beneath. Fully tiled walls, wood-effect flooring, heated towel rail, wall-mounted mirror and uPVC double glazed frosted window.



OUTSIDE

The property benefits from its own private entrance and there is an allocated parking space to the side as well as additional on-street parking available on both surrounding roads.

SERVICES

Mains water and mains drainage. Mains electricity and mains gas.

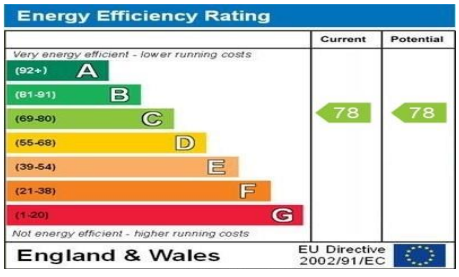
AGENT'S NOTES

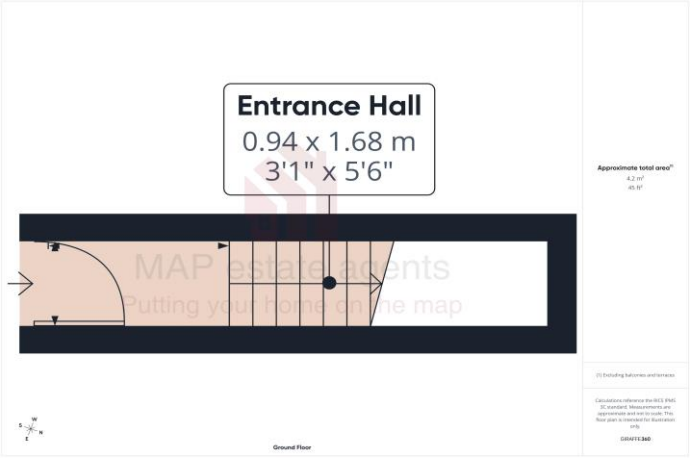
Leasehold, with the remainder of a 999 years lease granted in 2007. The freehold is shared with the ground-floor apartment. No management company, maintenance charges or ground rent payable. Council Tax Band is Band 'A'. Offered for sale chain free.



DIRECTIONS

Proceeding along Trevenson Street, turn left into West Charles Street, continuing to the end which gives access into Cameron Court where the property is located on the left hand side. You can park in the allocated parking space marked with the number 2 which is on the side. If using What3words: geek.spruced.speared







MAP's top reasons to view this home

- Quiet, tucked away location
- Re-furbished throughout
- Private entrance and stairwell
- Gas central heating
- Allocated parking space
- Newly fitted kitchen
- Share of freehold
- No management charges
- Double bedroom
- Walking distance to amenities

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