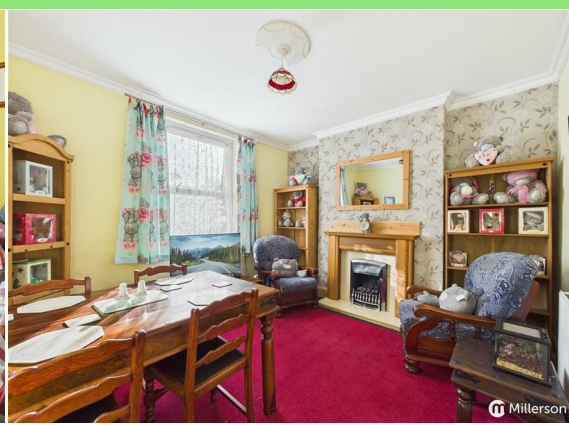
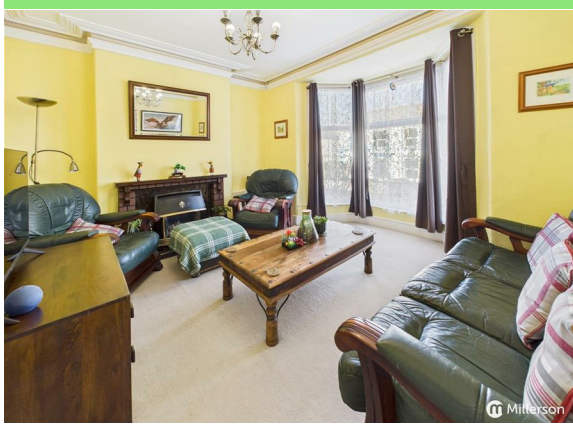


Enys Road,
Camborne
TR14 8TN

Offers In The Region Of
£190,000

- SEMI DETACHED PERIOD PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- SUNNY ENCLOSED GARDEN
- SPACIOUS ACCOMMODATION
 - NO ONWARD CHAIN
 - CASH BUYERS ONLY
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 1422.00 sq ft



3



1



2



D62

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this spacious, semi-detached Victorian home situated on the outskirts of Camborne town. The property enjoys plenty of original features and well proportioned accommodation comprising an entrance vestibule and entrance hall both with period tiled flooring, living room with bay window, separate dining room, kitchen with breakfast bar, rear hall to cloak room and bathroom, a return staircase to a first floor W.C and three bedrooms including two double and one single. Outside, the property is nicely set back from the road with a front courtyard whilst the rear enjoys a good sized, sunny enclosed garden with access to a block shed, large garage and driveway for two to three cars. Other benefits include double glazing and a brand new gas combination boiler (Oct 25). Due to Mundic construction, the property is suitable to cash purchasers only.

LOCATION

Enys Road is a quiet and popular location situated just off Tehidy Road on the outskirts of Camborne town. 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

Open canopy style porch with obscure double glazed door into:

ENTRANCE VESTIBULE

Original tiled flooring, glazed door with stained glass surround into:

ENTRANCE HALL

Original tiled flooring, radiator, stairs to first floor with storage cupboards below, doors to living room, dining room and kitchen.

LIVING ROOM

Double glazed bay window, gas fire with ornate surround, decorative ceiling rose and architraves, radiator.

DINING ROOM

Double glazed window, electric feature fireplace, radiator, decorative ceiling rose and architraves.

KITCHEN

A light and airy kitchen fitted with a range of matching base and wall units, stone effect work surfaces including breakfast bar, original tiled flooring, integrated oven, hob and extractor, one and half bowl sink with mixer tap and drainer, spaces for washing machine, fridge/freezer and dishwasher, radiator, wall mounted 'Worcester' combination boiler, double glazed window, obscure double glazed door to rear garden, door into:

REAR HALL

Tiled flooring, doors to cloak room and bathroom.

BATHROOM

A white bathroom suite comprising bath, corner shower cubicle with electric shower and hand basin, easy clean stone effect panelled walls, radiator, obscure double glazed window, extractor fan.

CLOAK ROOM

W.C and hand basin, tiled walls, tiled floor, internal glazed windows.

FIRST FLOOR

LANDING

A return staircase with half landing and double glazed window to main landing with loft access hatch, doors to bedrooms and W.C

BEDROOM ONE

A generous master bedroom with double glazed bay window and radiator.

BEDROOM TWO

A second double bedroom with double glazed window and radiator.

BEDROOM THREE

A single bedroom with double glazed window and radiator.

W.C

W.C and hand basin with tiled splash back and water heater, tile effect flooring, internal obscure glazed window.

OUTSIDE

The property is nicely set back from the road and access through a stepped pathway adjacent to a paved courtyard. A side pathway and rear lane both give gated access into the rear where you will find a sunny enclosed garden perfect for children, pets and entertaining. There is a private paved patio, expansive level lawn, flower bed borders and a useful block outbuilding. At the top of the garden is a large garage and a driveway providing parking for two to three cars.

DIRECTIONS

From Camborne town travel down Fore Street and onto Tehidy Road. Just before the roundabout take the last turning on your right onto Enys Road where the property can be found on your right hand side.

MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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 - Great, Three - Great, EE - Great
 Parking: Garage, Off Street, Rear, and On Street
 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1422 ft²

132.1 m²

(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

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

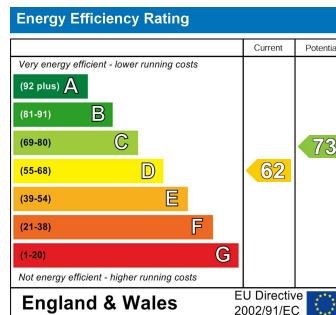
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