

Trehane Road
Camborne
TR14 7NT

Offers In The Region Of
£160,000

- END OF TERRACE HOUSE
 - LARGE LOUNGE
 - KITCHEN
 - DINING ROOM
 - THREE BEDROOMS
- REQUIRES REFURBISHMENT
 - ENCLOSED GARDENS
- PERFECT STARTER HOME
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 897.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this end of terrace house which would benefit from refurbishment. This is perfect for a first time buyer or a growing family and the chance to put your own stamp on a good sized property. The accommodation comprises a conservatory, inner porch, large lounge/diner, kitchen, three bedrooms and shower room. Outside are enclosed gardens to both front and rear with the front being particularly private and sunny. There is also gas connected and double glazing.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double glazed door into:

CONSERVATORY

9'10" x 6'7" (3.00m x 2.01m)

Double glazed window, plumbing for washing machine, door into:

PORCH

Double glazed window, storage cupboard, door into:

LOUNGE/DINER

25'4" > 15'1" x 15'8" inc stairs > 8'6" (7.73m > 4.62m x 4.8m inc stairs > 2.6m)

A large lounge/diner with picture double glazed window and sliding patio doors to rear garden, stairs to first floor, dining space, 2 gas fires, door into:

KITCHEN

9'10" x 7'1" (3.02m x 2.17m)

A range of fitted base and wall units, roll edge work surfaces with tiled splash backs, one and half bowl stainless steel sink, tiled floor, glazed internal window.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room loft access hatch, airing cupboard housing immersion water heater.

BEDROOM ONE

11'11" x 9'6" (3.64m x 2.9)

Double glazed window, built-in wardrobe, additional fitted units.

BEDROOM TWO

10'10" 9'6" (3.32m 2.9m)

Double glazed window, built-in wardrobe, fitted unit.

BEDROOM THREE

8'10" x 6'1" (2.71m x 1.86m)

Double glazed window, fitted shelving and desk units.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin, heated towel rail, tiled walls, obscure double glazed window.

OUTSIDE

The property is approached through a pedestrian gate into pleasant sunny enclosed garden with storage shed, seating area and a selection of shrubs. A side gate then leads into the rear where you find another enclosed garden laid to lawn.

MATERIAL INFORMATION

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: 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
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: G

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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.



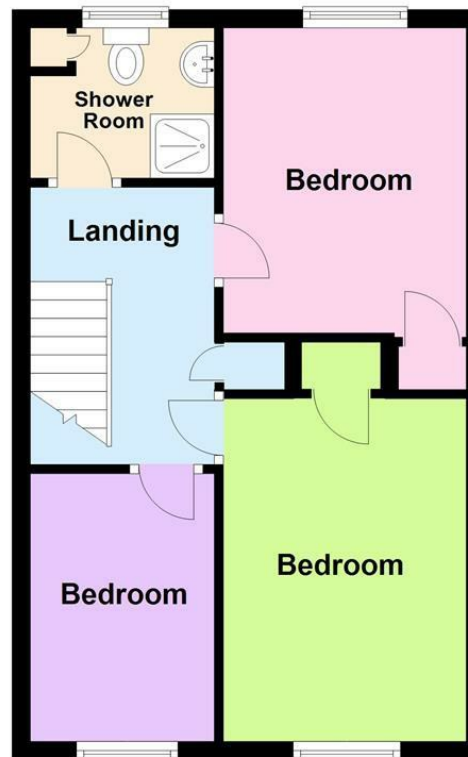
Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 83.3 sq. metres (897.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		43
	16	
England & Wales		
EU Directive 2002/91/EC		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
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