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Sales & Lettings



## 2 New Terrace

Treswithian, Camborne, TR14 7NF

**Guide Price £109,950**



Offered as a **CASH PURCHASE ONLY** and with the benefit of no onward chain, this mid terraced house would now benefit from some updating. The family sized accommodation has three bedrooms and a bathroom to the first floor with a lounge, a kitchen/diner and a useful utility room to the ground floor. The property has partial double glazing and this is complemented by gas heating. Externally there is a small front garden and a good sized rear garden with a storage shed.



Set back from the road with a small front garden, this terraced property is offered with no onward chain. It has three bedroomed accommodation together with a first floor bathroom. To the ground floor there is a lounge and a kitchen/diner leading to a utility room. The property has some double glazing and gas fired heating with the lounge having an inset electric coal effect fire. Externally the rear garden is a good size being well enclosed and is now ready for you to make your mark on it. There is an outbuilding, a second wc and a pedestrian access over the adjoining property. Situated on the fringe of Camborne town, it gives good access to the A30 and there is a convenience store close by.

The vendor informs us that the party walls may be of mundic construction and the property would be suitable as a cash purchase only.

#### ENTRANCE HALL

#### LOUNGE

11'9" x 11'9" (3.60m x 3.59m)

Wooden fire surround with a marble effect back and hearth plus an inset coal effect electric fire. Radiator.

#### KITCHEN/DINER

12'7" x 12'7" (3.86m x 3.84m)

Single drainer sink unit and working surfaces with cupboards and drawers beneath plus splash backs. An inset oven, hob and cooker hood above. Eye level cupboards, some with leaded light effect doors. Refrigerator.

#### UTILITY ROOM

7'8" x 9'7" (2.35m x 2.94m)

Space for white goods and a wall mounted Worcester gas combi boiler. Door to the rear.

#### FIRST FLOOR

##### BEDROOM 1

10'8" x 12'11" (3.27m x 3.96m)

With a radiator.

##### BEDROOM 2

8'3" x 11'11" (2.54m x 3.65m)

With a cast fireplace and a radiator.

##### BEDROOM 3

6'10" x 9'3" (2.09m x 2.82m)

With a radiator.

#### LANDING

Loft access.

#### BATHROOM

6'11" x 5'6" (2.11m x 1.69m)

Twin grip panelled bath with a mains shower and a tiled surround. Pedestal basin with a tiled splash back and a low level wc. Radiator.

#### OUTSIDE

To the front there is a small enclosed front garden with a pedestrian gate. The rear garden is quite generous and enclosed, for the most part being laid to lawn with an ornamental pond. There is a store shed and a right of way at the rear over number 1.

#### DIRECTIONS

Leaving the A30 at Camborne West, turn left at the roundabout by Table Table and the property will then be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

#### SERVICES

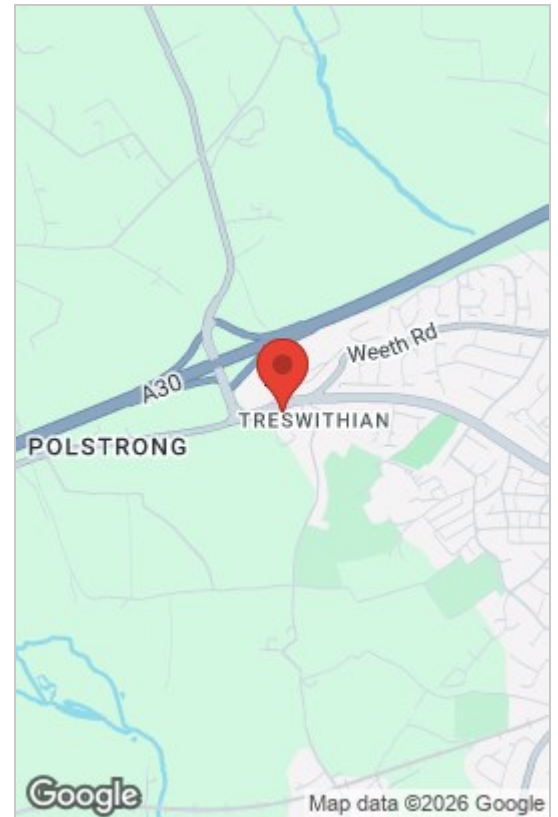
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

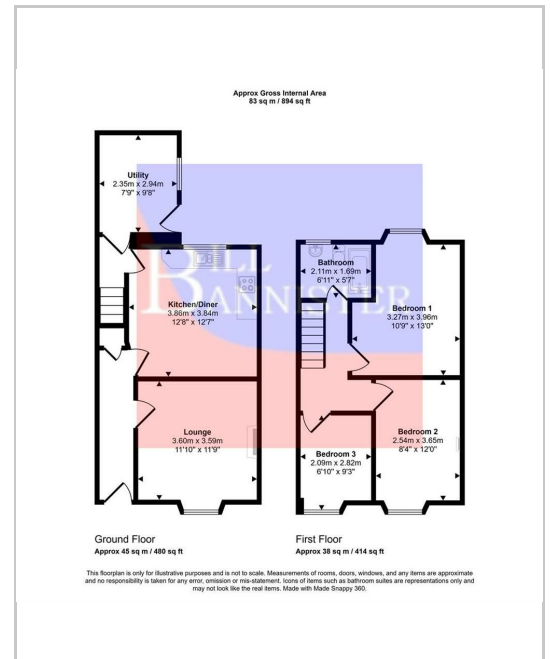
Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).

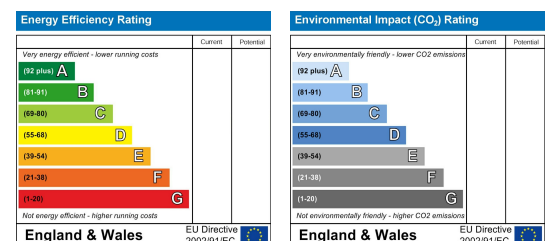
## Area Map



## Floor Plans



## Energy Efficiency Graph



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