

East Charles Street  
Camborne  
Cornwall  
TR14 8JF

Offers In The Region Of  
£190,000

- WELL PRESENTED TERRACED HOME
  - THREE BEDROOMS
- FIRST FLOOR BATHROOM
- SPACIOUS LIVING ROOM
- SHAKER STYLE KITCHEN
  - ENCLOSED LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
  - DOUBLE GLAZING
- QUIET NO THROUGH ROAD
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - A

Floor Area - 772.00 sq ft



3



1



1



C72

### PROPERTY DESCRIPTION

Situated in a quiet no through road on the outskirts of Camborne Town, this mid terraced cottage offers good sized and well presented accommodation briefly comprising an entrance hall, living room, kitchen, three comfortable bedrooms and first floor bathroom. Outside, the rear enjoys a low maintenance enclosed garden with other benefits including double glazing installed in the last 5 years and mains gas central heating. A great house for a first time buyer or an investor looking to let.

### LOCATION

East Charles Street is a quiet no through road situated on the edge 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 benefits from a range of retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. 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:

### ENTRANCE HALL

Wood effect laminate flooring. Radiator. Cloaks hanging space. Glazed door into:

### LIVING ROOM

A comfortable living space with oak wood flooring, radiator, inset lighting, stairs to first floor, opening into:

### KITCHEN

A range of fitted shaker style units and drawers with solid wood work surfaces, Composite sink with mixer tap and drainer. Spaces for washing machine, tumble dryer and fridge freezer. Free standing gas oven. Wall mounted combination boiler. Inset lighting. Tiled flooring. Double glazed window. Obscure double glazed door to rear garden.

### FIRST FLOOR

### LANDING

Recess with bookshelf. Two loft access hatches. Velux window. Doors to bedrooms and bathroom.

### BEDROOM ONE

Double glazed window. Radiator. Inset lighting.

### BEDROOM TWO

Double glazed window. Radiator. Inset lighting.

### BEDROOM THREE

Double glazed window. Radiator.

### BATHROOM

A white three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin. Heated towel rail. Tiled floor. Inset lighting. Double glazed window.

### OUTSIDE

The property sits in a quiet no through road and enjoys an enclosed low maintenance, garden laid to artificial lawn with a further decked patio and pedestrian access gate.

### AGENTS NOTE

Part of the property is subject to a flying freehold.

This property also has a pedestrian right of way over the neighbouring property into the rear if required.

### DIRECTIONS

From the top of Trelowarren Street turn right onto Centenary Street taking the third left on to East Charles Street. 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, 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: None

Broadband: FTTP (Fibre to the Premises)

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



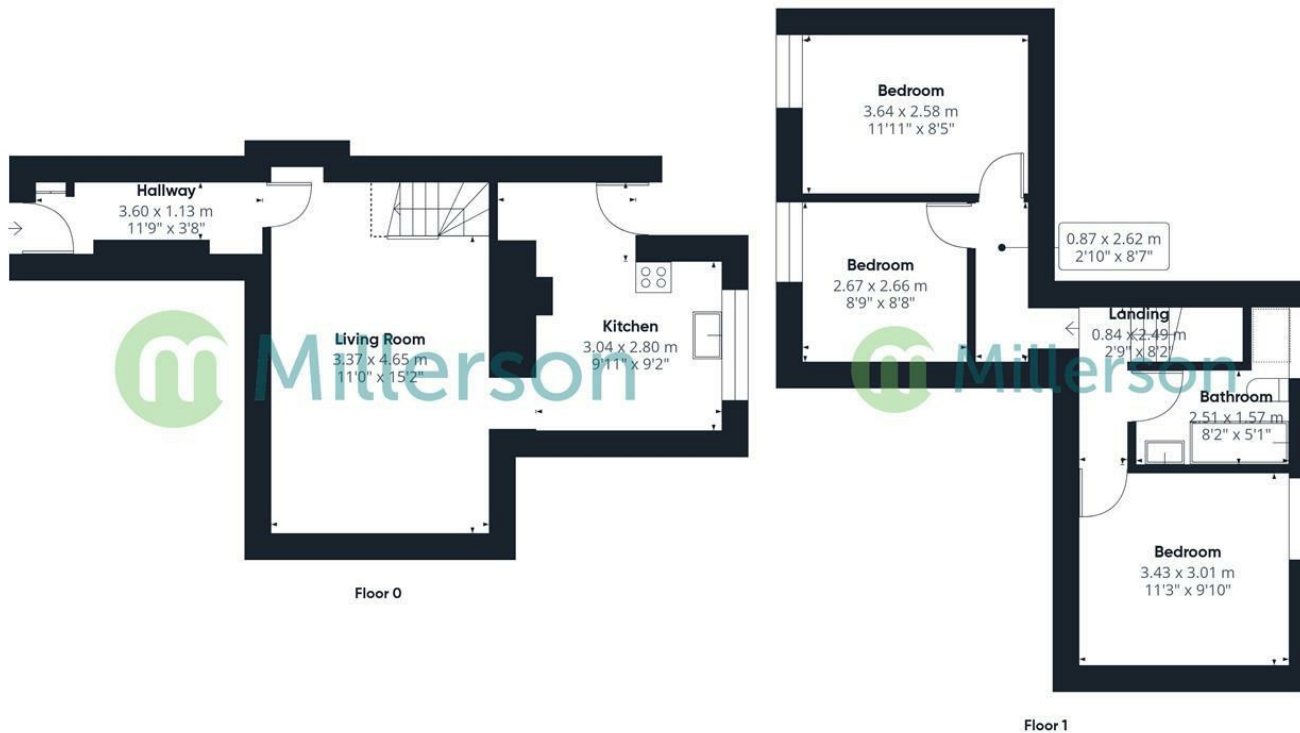
Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes

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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.







Approximate total area<sup>(1)</sup>

71.8 m<sup>2</sup>  
772 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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