



Rosevean Avenue

Camborne

TR14 8UG

Guide Price £190,000

- NO ONWARD CHAIN
- MOVE-IN READY
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- ABUNDANCE OF PARKING NEARBY
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 678.12 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this beautifully maintained, move-in ready three-bedroom mid-terrace home to the market. Offered with vacant possession and no onward chain, this property presents an exceptional opportunity for first-time buyers looking to take their first steps onto the property ladder, or for young families seeking a home that is both welcoming and practical. The property enjoys proximity to a range of local amenities, schools, and excellent transport links.

Upon entering, you are greeted by a bright and airy entrance porch that sets a warm tone for the rest of the home. The ground floor offers a superb layout with three distinct reception spaces, a spacious lounge ideal for relaxation, a separate dining room perfect for family meals or entertaining, and a well-appointed kitchen featuring ample worktop and storage space.

The first floor continues to impress, offering three generously proportioned bedrooms. Completing the interior is a family shower room, tastefully finished with modern fittings.

Externally, the property benefits from a fully enclosed rear garden, offering a mix of lawn and patio areas, perfect for outdoor dining, gardening, or simply enjoying the sunshine in privacy. To the rear, there is an abundance of convenient on-street parking available for residents and visitors alike.

The property is connected to mains water, electricity, gas, and drainage, and falls within Council Tax Band B.

### LOCATION

Camborne is a historic town in Cornwall, known for its rich mining heritage and strong sense of community. Once at the heart of Cornwall's tin and copper mining industry, Camborne retains much of its character, with traditional architecture and reminders of its industrial past. Today, it offers a range of local amenities, schools, and shops, as well as easy access to Cornwall's stunning coastline and countryside.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE PORCH

uPVC frosted double glazed door. Two frosted double glazed windows. Consumer unit. Skirting. Vinyl flooring.

### LOUNGE

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Thermostat. Gas fire. Radiator. Telephone point. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### DINING ROOM

Coving. Double glazed window to the rear aspect. Two built-in storage cupboards. Radiator. Plug sockets. Skirting. Laminate flooring.

### KITCHEN

Double glazed window to the rear aspect. Carbon monoxide detector. Worcester combination boiler. A range of wall and base fitted storage cupboards and drawers with ample worktop space. Integrated fan oven with belling four ring hob and extractor over. Splash-back tiling. Stainless steel sink basin with drainage board. Space for a fridge-freezer and washing machine. Multiple plug sockets. Skirting. Laminate flooring.

### FIRST FLOOR LADNING

Smoke alarm. Access into a partially boarded loft space. Skirting. Carpeted flooring. Doors leading into:

### BEDROOM ONE

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

Coving. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM THREE

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### SHOWER ROOM

Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Cubicle housing an electric waterfall shower. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

### EXTERNALLY

### GARDEN

Externally, the property benefits from a fully enclosed rear garden, offering a mix of lawn and patio areas, perfect for outdoor dining, gardening, or simply enjoying the sunshine in privacy.

### PARKING

To the rear, there is an abundance of convenient on-street parking available for residents and visitors alike.

### SERVICES

The property is connected to mains water, electricity, gas, and drainage, and falls within Council Tax Band B.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

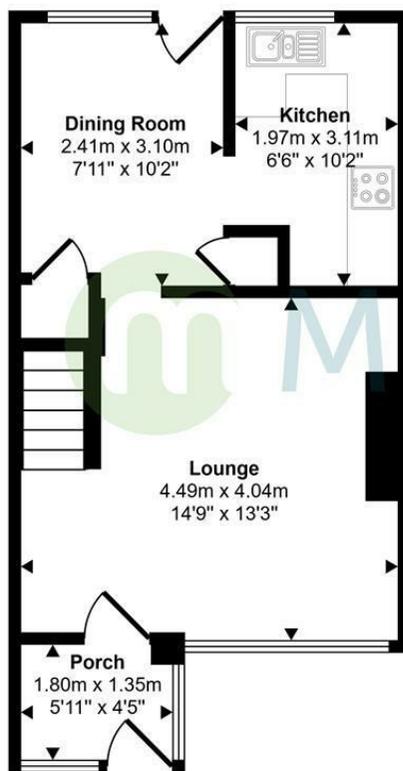
Property construction: Standard construction



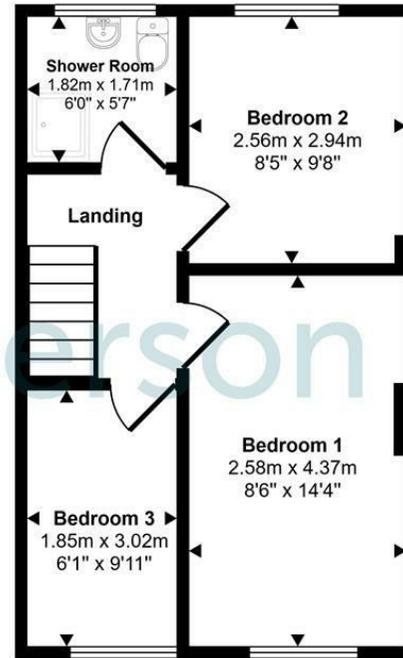
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great  
Parking: On Street and Rear  
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.



Approx Gross Internal Area  
69 sq m / 745 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(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			
England & Wales		EU Directive 2002/91/EC	

## 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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