



Gurneys Lane

Camborne

TR14 8JU

Asking Price £240,000

- THREE BEDROOM DETACHED FAMILY HOME
- NEARING COMPLETION!!!
- GENEROUSLY PROPORTIONED THROUGHOUT
 - ENCLOSED GARDENS
- OFF ROAD PARKING FOR TWO VEHICLES
 - SUPERB SPECIFICATION THROUGHOUT
- MODERN AIR SOURCE HEATING SYSTEM
 - THREE DOUBLE BEDROOMS
 - SUPERB RENTAL POTENTIAL



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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 0.00 sq ft



DESCRIPTION

NEARING COMPLETION!!! An impressively spacious three bedroom detached property with the benefit of a private and sheltered garden and off road parking for two vehicles in a tucked away location in the centre of Camborne. The property is being finished to an excellent standard with high quality fixtures and fitting throughout.

Accommodation will comprise of Entrance Hall, A well specified Kitchen/Dining room, generous Lounge and ground Floor W.C. On the first floor there are three excellent double bedrooms and Family bathroom.

Benefitting from external features such as a natural slate roof and impressive Granite elevations, this sizeable detached family home is sure to generate significant interest.

LOCATION

Camborne is a well-established Cornish town offering a practical blend of everyday amenities, strong transport links and access to Cornwall's renowned coastline and countryside. The town provides a range of local shops, supermarkets, cafés, schooling for all ages and leisure facilities, making it a convenient base for families, professionals and retirees alike.

The area is well connected, with Camborne mainline railway station offering direct services to Truro, Plymouth and London Paddington, while the A30 is easily accessible, providing swift routes across Cornwall and into Devon. This makes Camborne particularly appealing for commuters and those seeking connectivity without sacrificing a coastal lifestyle.

Surrounded by rich mining heritage and attractive open landscapes, Camborne is ideally positioned for enjoying some of Cornwall's most popular beaches, including Gwithian, Portreath and Godrevy, all of which are just a short drive away. The nearby towns of Redruth, Hayle and St Ives further enhance the area's appeal, offering a wider choice of shopping, dining and cultural attractions. The County City of Truro is also just 14 miles distant.

INTERNAL SPECIFICATIONS

High-quality fixtures and fittings are found throughout the home. Kitchens are supplied by Jewsons, with the bathrooms sourced from Affine. Click Vinyl flooring is fitted throughout the majority of the ground floor, with the carpeting to the living room. Bathrooms feature Click Vinyl flooring, while all bedrooms and landing areas are carpeted. All bathrooms are fitted with contemporary suites, completing the clean and modern finish.

MATERIAL INFORMATION

EPC-TBC Freehold Mains water and drainage Air Source heat pump. 6 year Architects Certificate.



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


T: 01209 612255

www.millerson.com

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

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