



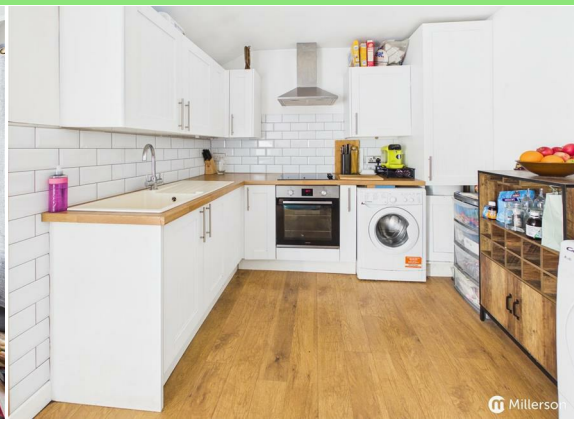
Victoria Street

Camborne

TR14 8HD

Asking Price £190,000

- MID TERRACED COTTAGE
- PERFECT FOR FIRST TIME BUYERS
 - TWO BEDROOMS
- PRIVATE OFF ROAD PARKING FOR UP TO THREE CARS
- GOOD SIZED ENCLOSED REAR GARDEN
- LIVING ROOM WITH MULTI FUEL FIRE
- LARGE KITCHEN/DINING ROOM
- FOUR PIECE FAMILY BATHROOM
- NO THROUGH ROAD LOCATION
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 564.00 sq ft



PROPERTY DESCRIPTION

Situated on a no through road in the heart of Camborne is this mid terraced cottage boasting off road parking for up to three cars. Perfectly suited to first time buyers, the accommodation comprises a living room, large kitchen/dining room, ground floor four piece family sized bathroom, one double bedroom and one single bedroom. Outside, a driveway to the front provides private off road parking for two cars whilst the rear enjoys a good sized, enclosed low maintenance garden with further gated parking if required.

LOCATION

Victoria Street is a quiet no through road, situated just off Camborne Town centre. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and 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

A uPVC double glazed door leading into:

LIVING ROOM

A cosy lounge which features a recessed multi-fuel stove set on a slate hearth, beamed ceiling, double glazed window, stairs to the first floor with storage cupboard below, door into:

KITCHEN/DINING ROOM

A well proportioned kitchen/dining room which features plenty of space for a table and chairs and French doors opening out into the garden letting in an abundance of light. The kitchen has been fitted with a range of fitted wall and base units with a wood effect work surfaces and Metro tiled splash backs, integrated electric oven, hob and extractor hood, stainless steel sink unit with mixer tap, spaces for washing machine and fridge/freezer, cupboard housing immersion cylinder. wood effect flooring, inset lighting, door into:

BATHROOM

A generous, four piece bathroom suite comprising WC, hand basin, bath and corner shower unit, half tiled walls, wood effect flooring, heated towel rail, extractor fan, obscure double glazed window.

FIRST FLOOR

Doors leading into:

BEDROOM ONE

A good sized double bedroom with uPVC double glazed window overlooking the front elevation.

BEDROOM TWO

A single bedroom with access to the loft and uPVC double glazed window overlooking the front elevation.

OUTSIDE

The property is approached over a stone chipped driveway providing private off road parking for two cars. To the rear there is further gated parking if required which opens into a good sized, low maintenance enclosed garden which is ideal for pets and entertaining. A central pathway spans the length of the garden where you will find a gravelled seating area, paved patio, bark chipped bedding and a large storage shed.

DIRECTIONS

From Camborne train station, proceed over the double roundabout onto Cross Street keeping too the left as the road splits. Take the right hand turn into Victoria Street where the property can be found on the right hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: E

The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Electric heater to first floor

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three great, EE great

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

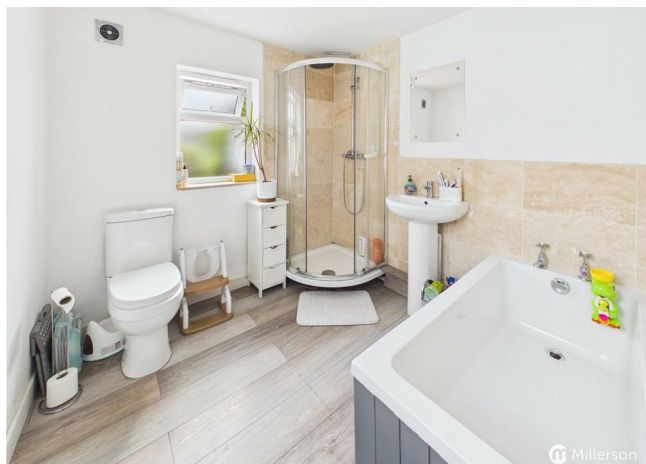
Not a listed building

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

52.4 m²

564 ft²

(1) Excluding balconies and terraces

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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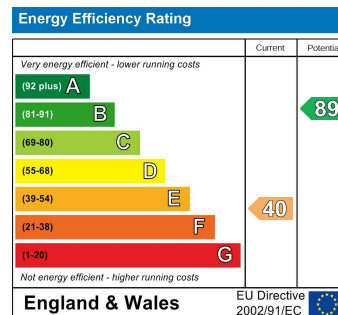
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