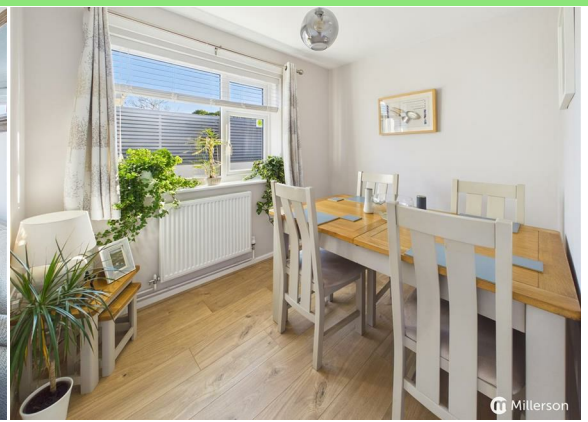


Holman Avenue
Camborne
TR14 7JQ

Asking Price £290,000

- IMMACULATE SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- DRIVEWAY AND GARAGE
- SOUTH FACING ENCLOSED PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- REFURBISHED INSIDE AND OUT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 868.00 sq ft


3


1


1


D67

PROPERTY DESCRIPTION
Situated in a quiet and popular development on the outskirts of Camborne Town is this beautifully presented, semi detached bungalow which has been subject to extensive refurbishment in recent years including double glazing, central heating system, electrical re-wire, new kitchen, new bathroom and more including external remedial works. (details available on request). The bungalow enjoys a level plot with a southerly aspect with the accommodation briefly comprising an entrance hall, living/dining room, kitchen, three bedrooms and bathroom. Outside, a driveway and garage provide parking for at least five cars with level gardens to both front and rear. The rear is enclosed enjoying plenty of sunshine and a great deal of privacy, perfectly suited to children, pets and entertaing.

LOCATION
Holman Avenue is a quiet an popular residential area located just a short distance from 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 or 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
Doors to living room and kitchen, two storage cupboards, one housing combination boiler.

LIVING/DINING ROOM
Large double glazed window overlooking the front garden, radiator, feature fireplace, wood effect laminate flooring, door to inner hall.

KITCHEN
A range of white shaker style base and wall units, fitted work tops, Metro tiled splash backs, one and half bowl stainless steel sink with drainer, integrated electric oven, hob and extractor hood, spaces for fridge and washing machine, tiled floor, double glazed window, door to inner hall.

INNER HALL
Doors to all rooms, loft access hatch, radiator, telephone point, door to rear garden.

BEDROOM ONE
Double glazed window over looking rear garden, radiator, wood effect laminate flooring.

BEDROOM TWO
Double glazed window over looking rear garden, radiator, wood effect laminate flooring

BEDROOM THREE
Double glazed window to side, radiator, wood effect laminate flooring.

BATHROOM
A white three piece suite comprising bath, W.C and hand basin, tiled walls, tiled floor, heated towel rail, obscure double glazed window.

OUTSIDE
The property is approached over a tarmac driveway providing parking for approximately five along with a single garage. Adjacent to the drive is a pleasant, level lawned garden with flower bed borders and a pedestrian gate gives access into the rear. The rear enjoys a level, enclosed private garden which is south facing boasting plenty of sunshine. The garden is mainly laid to lawn with mature borders and paved patio ideal for out door dining and entertaining. There is also a useful block storage shed and pedestrian access into the garage.

DIRECTIONS
From Camborne Town travel down College Street turning right into Weeth Lane. Take the third left into Holman Avenue where the property can be found on your left hand side.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: D

The building
Semi-detached bungalow, non-standard construction (Steel framed property which can be seen as non standard construction)
1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good outdoor, Vodafone good outdoor, variable in-home, Three good outdoor, EE good outdoor, variable in-home





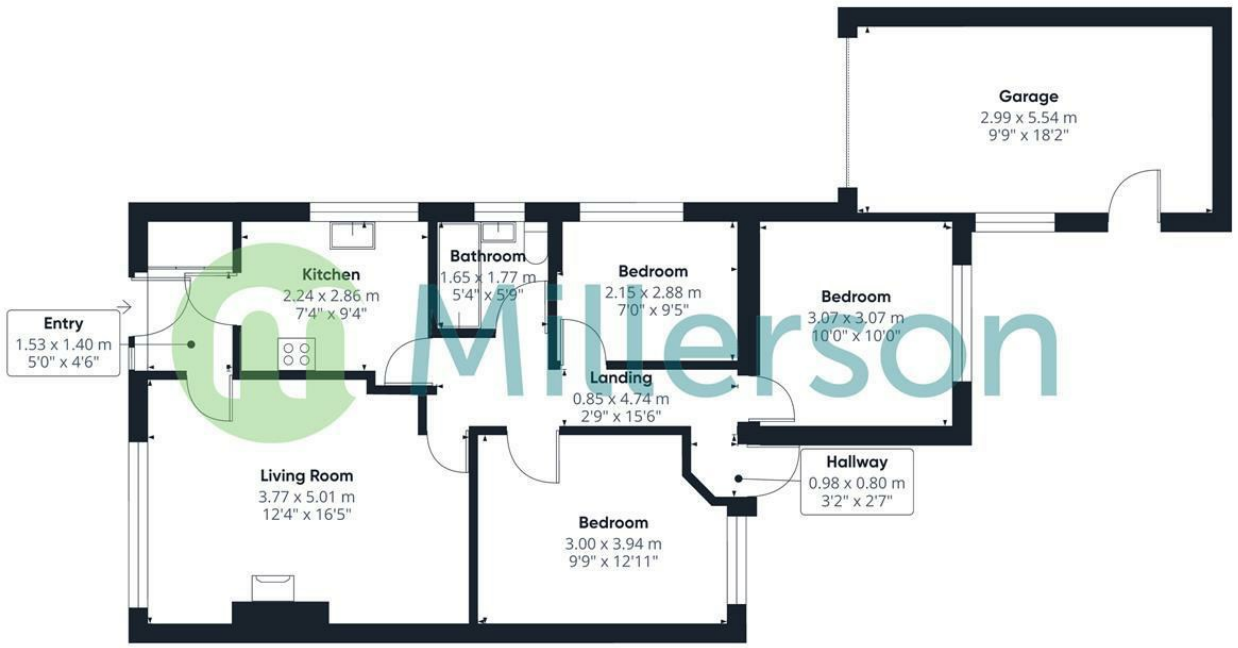


Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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[1]

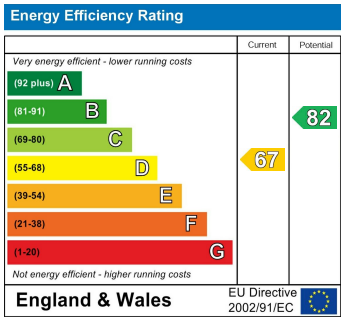
80.6 m²

868 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

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR Code For Material Information

Scan me!

Millerson
millerson.com