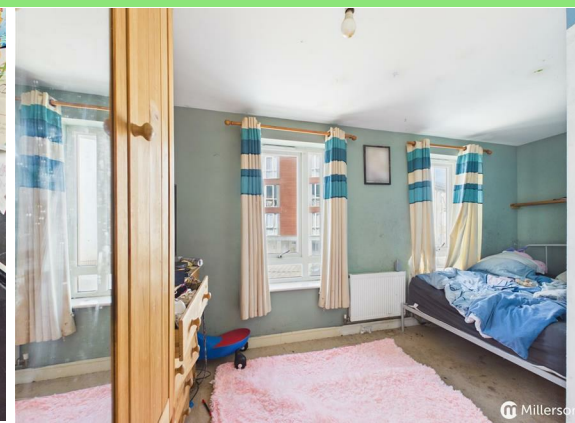
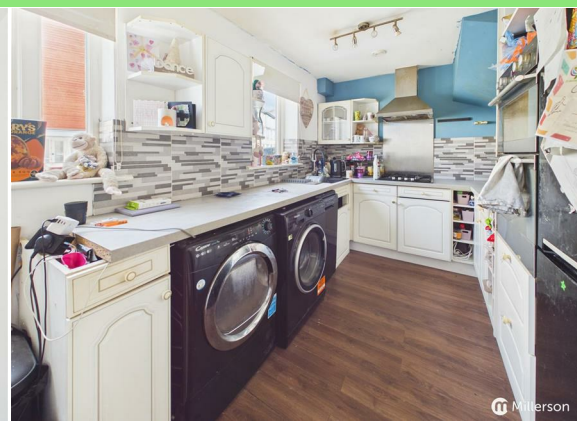
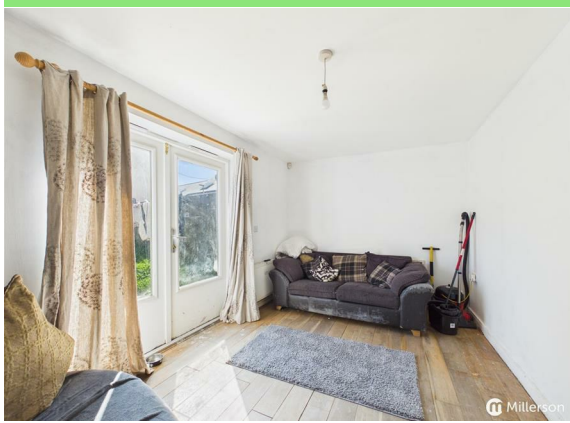




# Calumet Road Camborne TR14 8FS

Offers In The Region Of  
£180,000

- THREE STOREY FAMILY HOME
- REFURBISHMENT REQUIRED
  - FOUR BEDROOMS
- BATHROOM AND ENSUITE
  - LIVING ROOM
  - KITCHEN/DINER
- GAS CENTRL HEATING
- ENCLOSED GARDEN
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 792.00 sq ft



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#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this end of terrace, family home in need of some refurbishment. The accommodation spans three floors with the ground floor comprising an entrance hall, cloak room, kitchen/diner and living room. To the first floor are two bedrooms with one ensuite and a family bathroom whilst the second floor offers two further bedrooms. Outside, to the rear you will find a sunny enclosed garden, Overall, this home presents a fantastic opportunity for a purchaser with a growing family to make their own mark on a home.

#### LOCATION

Calumet Road is located on modern development on the outskirts 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. 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

Stairs to first floor, doors to living room, kitchen and cloak room.

#### CLOAK ROOM

W.C and hand basin, radiator.

#### KITCHEN/DINER

A range of fitted base and wall units, stone effect work surfaces and tiled splash backs, integrated electric oven, grill, gas hob and extractor hood, stainless steel sink with mixer tap and drainer, radiator, wood effect flooring, double glazed window.

#### LIVING ROOM

Double glazed patio doors to rear garden, radiator, wood effect flooring.

#### FIRST FLOOR

#### LANDING

Cupboard housing boiler and water heater, doors to bathroom, bedroom one and bedroom four, stairs to second floor.

#### BEDROOM ONE

Dual aspect double glazed windows, radiator, door into:

#### ENSUITE

A three piece shower suite comprising shower cubicle with tiled surround, W.C and hand basin, radiator, tile effect flooring.

#### BEDROOM FOUR

Double glazed window, radiator.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls, tile effect flooring, radiator, obscure double glazed window.

#### SECOND FLOOR

#### LANDING

Doors to Bedrooms two and three, storage cupboard.

#### BEDROOM TWO

Double glazed windows, radiator.

#### BEDROOM THREE

Dual aspect double glazed windows, radiator.

#### OUTSIDE

To the rear of the house is an enclosed sunny garden with storage shed. Residents street parking is available in the immediate vicinity.

#### DIRECTIONS

From the top of Trelowarren Street turn, left onto Wesley Street and then the second exit at the roundabout onto Kerrier way. Continue straight on at the cross roads and the property can be found just a short distance on the right on the corner of Calumet Road.

#### AGENTS NOTE

There is an annual estate management fee payable to the amount of £368.21 p.a

#### MATERIAL INFORMATION

Tenure: Freehold

Council tax band: C

EPC rating: Survey Instructed

The building

End-terrace house, standard construction

4 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating



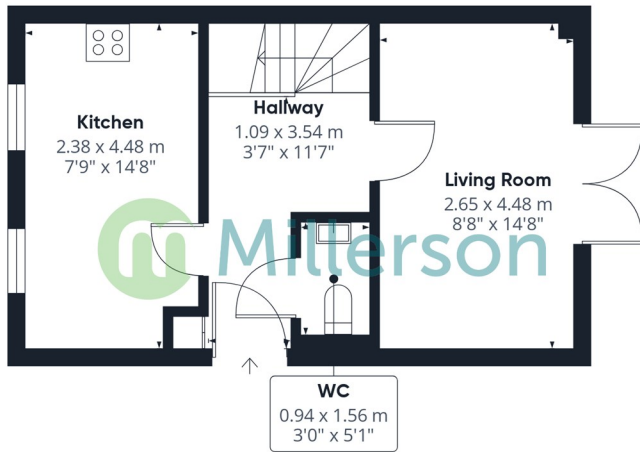
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone great, Three great, EE good  
Parking: Communal

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

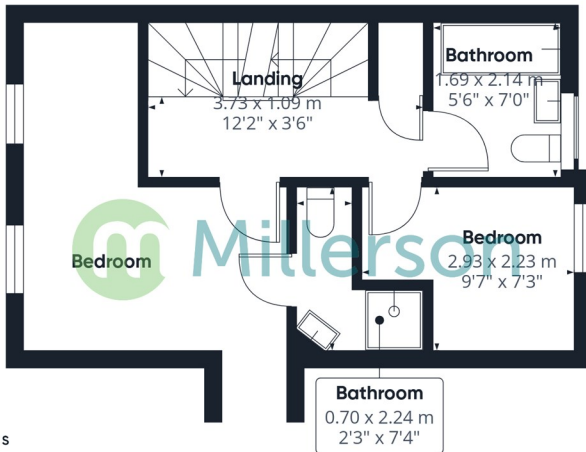
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Floor 2



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

73.5 m<sup>2</sup>  
792 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>  
18 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

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

T: 01209 612255

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