



Union Street

Camborne

TR14 8HF

Asking Price £200,000

- SPACIOUS MID TERRACED FAMILY HOME
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- GARAGE AND WORKSHOP
- ADDITIONAL OUTBUILDINGS
 - NO ONWARD CHAIN
- IN NEED OF MODERNISATION
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1386.00 sq ft



3



1



2



F29

PROPERTY DESCRIPTION

Offered for sale with no onward chain is the mid terraced family home in need of modernisation. The property presents a fantastic opportunity for a purchaser to put their mark on this spacious home with accommodation comprising an entrance hall, living room, dining room, kitchen/breakfast room, open landing with study space, three bedrooms and first floor four piece bathroom. Outside, the rear offers an enclosed garden with a selection of outbuildings including utility, W.C, coal shed, tool shed and a useful single garage with an attached workshop.

LOCATION

Union Street sits just off Camborne town centre offering convenience to local amenities. 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 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

Obscure double glazed door into:

ENTRANCE HALL

Stairs to first floor with storage space below, doors to living room, dining room and kitchen.

LIVING ROOM

Double glazed window, electric radiator, feature fireplace.

DINING ROOM

Double glazed window, electric radiator, feature fireplace.

KITCHEN/BREAKFAST ROOM

A range matching base and wall units including integrated dishwasher, granite effect work surfaces with complimentary tiled splash backs, oven with extractor fan over, seating area with breakfast bar, electric radiator, dual aspect double glazed windows and obscure double glazed door to rear garden.

FIRST FLOOR

LANDING

A split level landing with a large open area with double glazed window and electric radiator creating the perfect area for a study/office space, over stairs storage cupboard, loft access hatch, doors the bedrooms and bathroom.

BEDROOM ONE

Double glazed window.

BEDROOM TWO

Double glazed window.

BEDROOM THREE

Double glazed window.

BATHROOM

A four piece bathroom suite comprising bath, shower cubicle, W.C and hand basin with cupboard below, airing cupboard housing immersion water cylinder, obscure double glazed window.

OUTSIDE

To the rear you will find an enclosed garden with a selection of outbuildings including utility, W.C, store, coal shed, tool shed and a single garage with an attached workshop. The garden is predominantly hard standing with a flower bed and a pedestrian access gate.

DIRECTIONS

From Camborne town centre proceed through Trelowarren Street turning right onto Union Street. The property can be found on your left hand side just after the turning to Moor Street.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Extension at the back of the house has a flat roof.

Energy Performance rating: F

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Garage

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

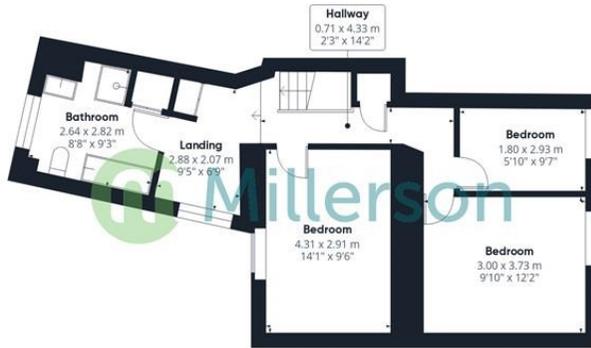
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Floor 0 Building 3

Approximate total area⁽¹⁾

128.7 m²
1386 ft²

Reduced headroom

1 m²
11 ft²

(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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	