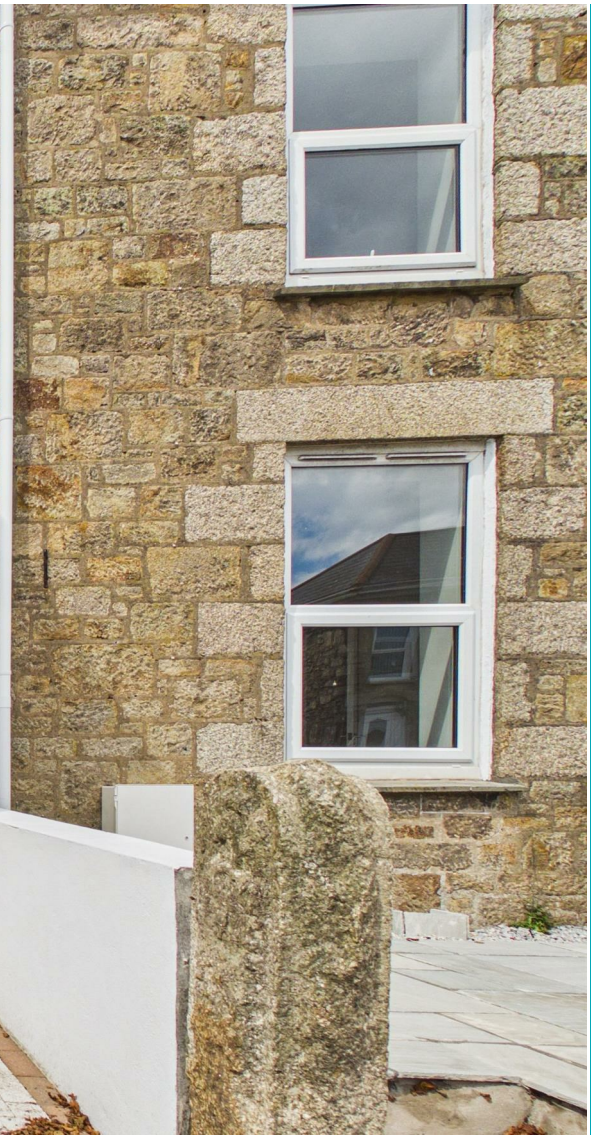




Wellington Road
Camborne
TR14 7LH

Asking Price £125,000

- UNIQUE TERRACED HOME
- LARGE GARDEN
- ONE BEDROOM PLUS DRESSING ROOM/OFFICE
- KITCHEN AND UTILITY AREA
- LIVING ROOM
- IDEAL INVESTMENT OR FIRST HOME
- CONVENIENT LOCATION
- PART UNDERFLOOR HEATING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - A

Floor Area - 455.00 sq ft









PROPERTY DESCRIPTION

This may potentially be Cornwalls narrowest home measuring externally at just 8ft wide however, the home has been extended to create comfortable living space whilst boasting a much larger than expected garden. To the ground floor you will find a kitchen, utility area, shower room and living room whilst the first floor boasts one bedroom plus a dressing room/office space. The property is set back from the road with a brick paved area perfectly suited to a motor bike and may accommodate a small car. This presents as an ideal first home or as investment opportunity for letting.

LOCATION

Wellington Road is a popular residential road, predominantly made up of traditional Granite stone town house and is situated just off Camborne Town centre. 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:

KITCHEN

A modern fitted kitchen offering a range of matching base and wall units, wood effect work surfaces and 'Metro' tiled splash backs, stainless steel sink with mixer tap and drainer, spaces for oven and under counter fridge, double glazed window, electric heater, opening through to;

UTILITY

A useful utility area with a further range of base units, wood effect work surfaces and 'Metro' tiled splash backs, spaces for washing machine and further white goods, stairs to first floor, opening through to:

INNER HALL

Doors to shower room and living room

SHOWER ROOM

A three piece shower suite comprising shower cubicle with electric shower and tiled surround, hand basin, W.C, tiled walls, underfloor heating, extractor fan.

LIVING ROOM

A dual aspect living space with double glaze window and patio doors to rear garden, electric radiator, wood effect flooring.

FIRST FLOOR

LANDING

Doors to bedroom and dressing/office.

BEDROOM

Double glazed window, electric radiator.

DRESSING ROOM/OFFICE

Double glazed window, electric radiator, over stairs storage cupboard.

OUTSIDE

The property is approached over a brick paved area which is perfectly suited for a motor bike and may accommodate a small car. The rear enjoys a much larger than expected enclosed garden which is laid to lawn and offers a blank canvass for a keen gardener.

DIRECTIONS

Entering Wellington Road from Aldi supermarket, proceed for just over 100 metres where the property can be found on you left hand side.

MATERIAL INFORMATION

Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: D

The building
Mid-terrace house, non-standard construction (Flat roof to main dwelling and extension)
1 bedroom, 1 bathroom, 1 reception

Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing and underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: None
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the CAMBORNE (TOWN CENTRE) conservation area (per



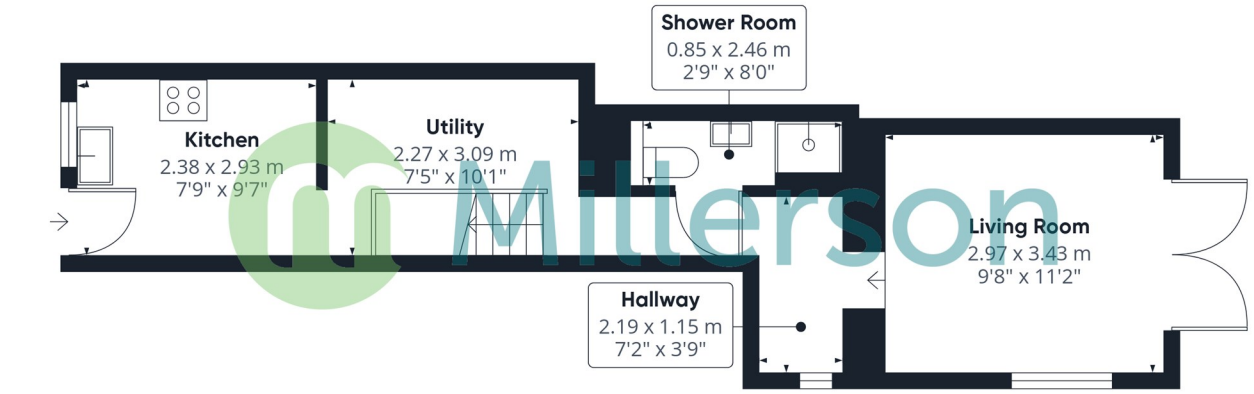




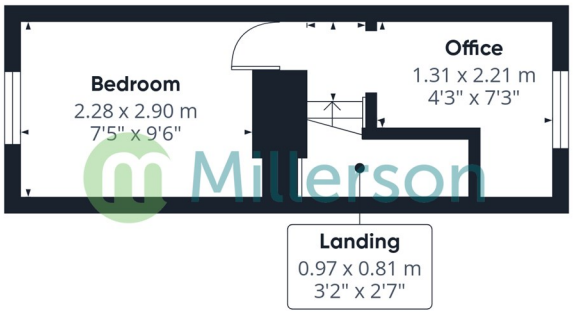
planning.data.gov.uk; confirm via the local authority search).
No tree preservation order

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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



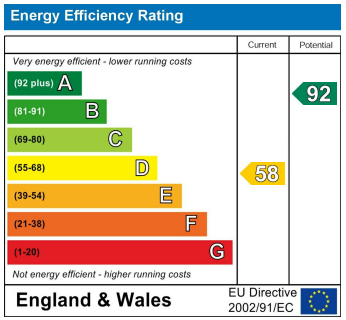
Approximate total area(1)

42.3 m²
455 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.

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Are you interested in this property but aren't currently in a proceedable position?

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