

Centenary Street

Camborne

TR14 8HR

Asking Price £150,000

- WELL PRESENTED COTTAGE
- TWO BEDROOMS
- MODERN KITCHEN/DINER
- LIVING ROOM
- FIRST FLOOR SHOWER ROOM
- ENCLOSED COURTYARD STYLE GARDEN
- DOUBLE GLAZING
- CONVENIENT LOCATION
- IDEAL FIRST HOME
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - A

Floor Area - 517.00 sq ft


2


1


1


E44

PROPERTY DESCRIPTION

A fantastic opportunity for a first time buyer or a purchaser looking for convenience to acquire this well presented cottage, situated on the outskirts of Camborne Town. The accommodation is light and airy throughout, briefly comprising an entrance hall, living room, kitchen/diner, two bedrooms and first floor shower room. Outside, the cottage enjoys an enclosed courtyard style garden to the rear. The property has also benefitted form significant investment from the existing owners, including the installation of a new roof earlier this year.

LOCATION

Centenary Street is situated just a short walk of Camborne town centre, Tesco superstore and the railway station. 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 VESTIBULE

Door into:

LIVING ROOM

A bright and comfortable living space with wood effect flooring, double glazed window and electric night storage heater, door into:

KITCHEN

A modern matte grey kitchen fitted with a range of matching base and wall units, complimentary stone effect work surfaces and 'Metro' tiled splash backs, integrated electric oven, hob and extractor, stainless steel sink, spaces for washing machine and fridge/freezer, wood effect flooring, inset lighting, stairs to first floor with storage cupboard, double glazed window and obscure double glazed door to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

A double bedroom with double glazed window and night storage heater.

BEDROOM TWO

A single bedroom with double glazed window.

SHOWER ROOM

A modern, three piece shower suite comprising shower cubicle with electric shower and tiled surround, W.C and hand basin with fitted storage cupboard. extractor fan.

OUTSIDE

To the rear of the property is a low maintenance, courtyard style garden perfectly suited to pets and alfresco dining. The neighbouring property does have a pedestrian right of way to access their garden.

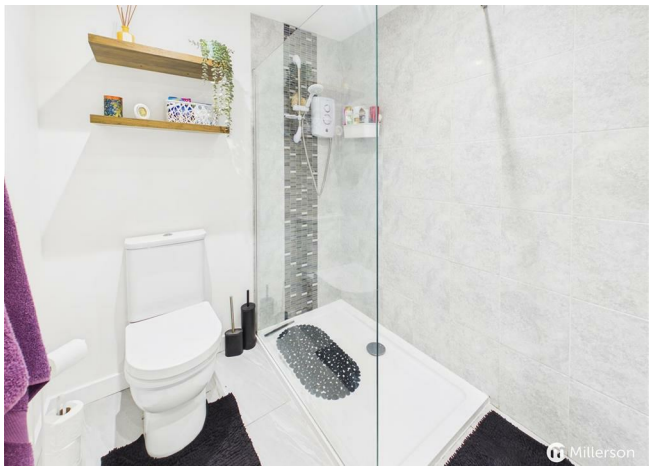
DIRECTIONS

At the top of Cambornes main Trelowarren Street, turn right onto Centenary Street. Proceed for approximately 150 yards where the property can be found on your left hand side on the corner of Carnarthen Road.

MATERIAL INFORMATION

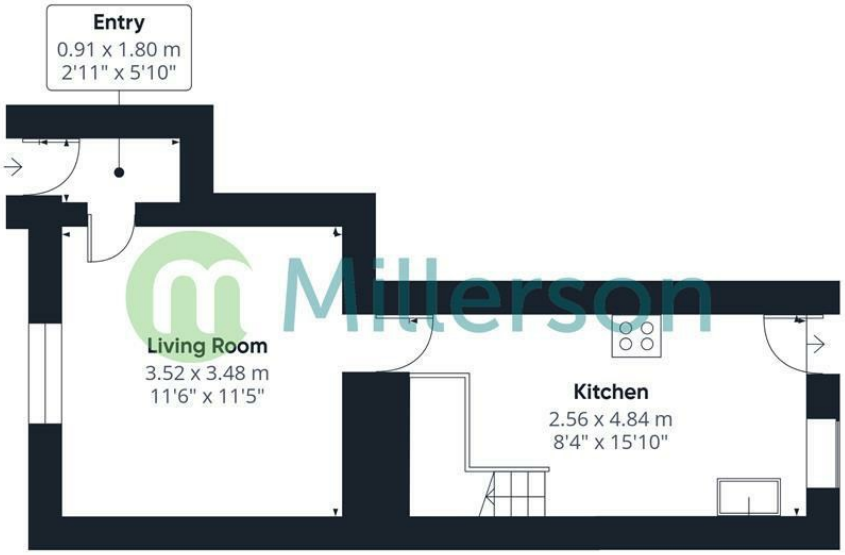
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: E
The building
Mid-terrace house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, 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
Title register restrictions (CL91817):
The owner cannot sell or transfer the property without the written consent of the mortgage lender, Barclays Bank UK PLC. This is a standard rule that ensures the mortgage is paid off as part of the sale process.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry



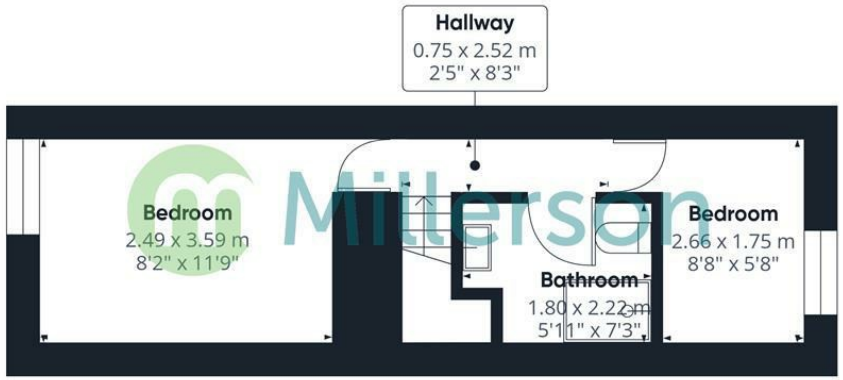




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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Floor 0



Floor 1

Approximate total area(1)

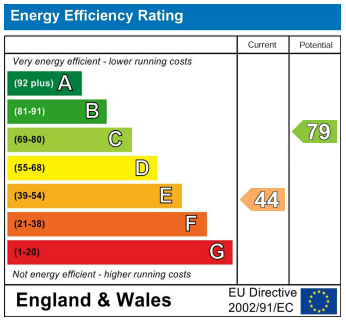
48.1 m²

517 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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Needing To Sell?

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

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