



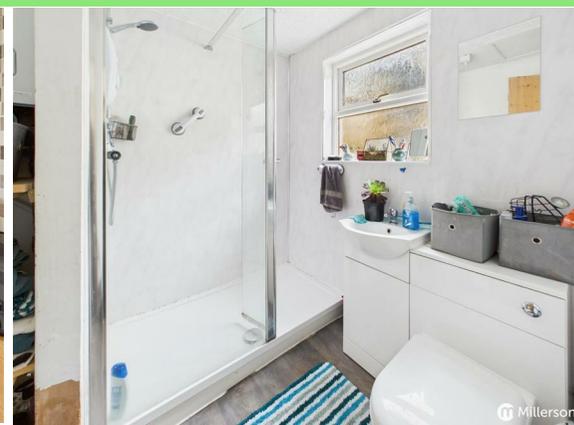
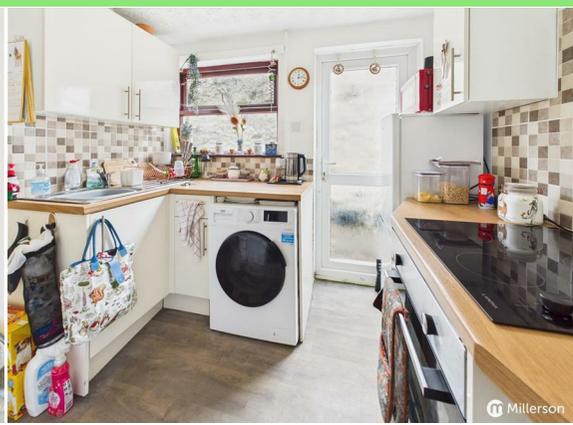
Stray Park Road

Camborne

TR14 8UN

Offers Over £150,000

- MID TERRACED COTTAGE
  - TWO BEDROOMS
- LIVING ROOM WITH WOOD BURNER
  - KITCHEN
  - SHOWER ROOM
- ENCLOSED FRONT AND REAR COURTYARDS
  - GAS CENTRAL HEATING
  - CONVENIENT LOCATION
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 460.00 sq ft



### PROPERTY DESCRIPTION

Situated on the outskirts of Camborne Town is this mid terrace cottage perfectly suited to first time buyers. The property is set back from the road with the accommodation comprising a living room with wood burning stove, kitchen, shower room and two bedrooms. Outside offers low maintenance enclosed courtyards to both front and rear with plenty of on street parking available in the nearby Carnarthen Street. The property also benefits from double glazing and gas central heating.

### LOCATION

Stray Park Road is quiet and convenient Road situated 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. 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

Double glazed door into:

### LIVING ROOM

Feature fireplace with Wood burning stove set on slate hearth with Oak mantel over, double glazed window, radiator, stairs to first floor

### KITCHEN

A range of matching gloss finish base and wall units with wood effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, hob and extractor hood, spaces for washing machine and fridge/freezer, wood effect flooring, double glazed window and double glazed door to rear courtyard.

### SHOWER ROOM

A white three piece shower suite comprising double shower cubicle, W.C and hand basin with fitted storage cupboard, easy clean panelled walls, recess with fitted shelving and wall mounted combination boiler, obscure double glazed window.

### FIRST FLOOR

### LANDING

Doors to bedrooms.

### BEDROOM ONE

A comfortable double bedroom with double glazed window, radiator.

### BEDROOM TWO

Currently used a double bedroom with double glazed window, radiator.

### OUTSIDE

The property is approached through a pedestrian gate into an enclosed courtyard style garden. The rear also enjoys an enclosed courtyard garden with pedestrian access shared with the neighboring properties.

### DIRECTIONS

From Camborne town centre, proceed to the top of Trelowarren Street turning right onto Centenary Street. Take the second left onto Stray Park Road where the property can be found just over 100 yards on your right hand side.

### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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



Floor 1

**Approximate total area<sup>(1)</sup>**  
460 ft<sup>2</sup>  
42.8 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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www.millerson.com

## Scan QR Code For Material Information



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### Energy Efficiency Rating

