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**Moor Street,
Camborne**

**£135,000
Freehold**





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Property Introduction

Situated close to the centre of Camborne, this traditional end of terrace stone fronted cottage is being offered for sale with no onward chain.

Requiring some updating and modernisation, there is a lounge, kitchen/diner and bathroom on the ground floor.

Two bedrooms can be found on the first floor, there is gas central heating and uPVC double glazing.

To the rear of the cottage is an enclosed garden which can be accessed from Adelaide Street and a former garage could well be adapted to create parking if required.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is within half a mile of a virtually level walk to the town centre, Camborne which is steeped in mining history offers all the facilities you would expect from modern living. There is a mix of national and local shopping outlets, banks, a Post Office together with a mainline Railway Station which connects to London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within thirteen miles and the north coast at Portreath is within five miles. Falmouth on the south coast which is Cornwall's university town is within twelve miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Staircase to the first floor and doorway to:-

LOUNGE 13' 1" x 11' 9" (3.98m x 3.58m)

uPVC double glazed window to the front. Focusing on a reconstituted stone fireplace housing an enclosed solid fuel fire. Doorway to:-

KITCHEN 9' 8" x 9' 0" (2.94m x 2.74m), irregular shape

uPVC double glazed window and door to rear. Access to under stairs storage cupboard, range of eye level base units having adjoining roll edge top working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space for built-in gas or electric cooker with space above for hob. Extensive ceramic tiled splashbacks, laminate flooring, spotlighting and radiator. Door to:-

BATHROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Cupboard housing 'Baxi' combination gas boiler, towel radiator, radiator and laminate flooring.

FIRST FLOOR LANDING

Access to loft space and doors opening off to:-

BEDROOM ONE 12' 1" x 9' 3" (3.68m x 2.82m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 8' 11" x 6' 6" (2.72m x 1.98m)

uPVC double glazed window to the front. Irregular in shape with a radiator and over stairs storage cupboard.

OUTSIDE REAR

The rear garden is enclosed, part paved and there is access out onto Albert Street. There is a:-

STORE (FORMER GARAGE) 16' 11" x 7' 11" (5.15m x 2.41m)

Power and light connected and sealed doors which again open on to Albert Street. From the garage there is access to a storage shed.

PLUS 6' 2" x 4' 3" (1.88m x 1.29m)

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From Camborne Railway Station turn left into Trevu Road and at a staggered junction turn right into Trevenson Street, driving along Trevenson Street take the third turning on the left into Moor Street where the property will be identified on the right hand side. If using What3words:- lunged.imparting.scans

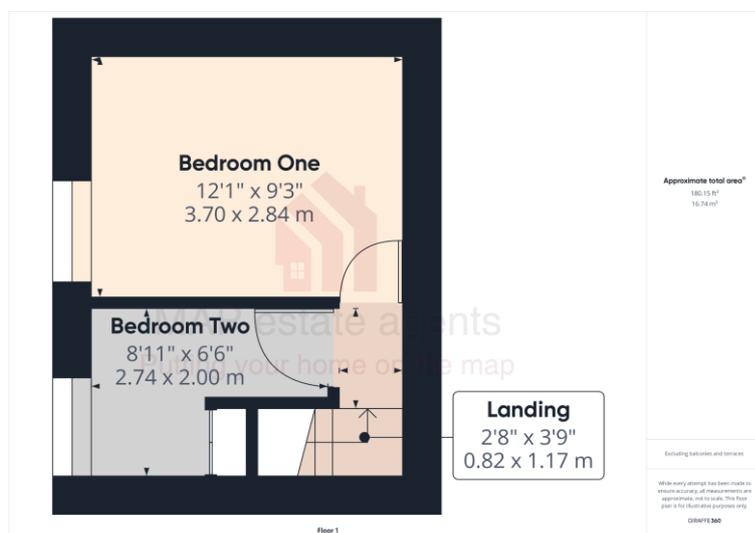


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- End terrace cottage
- Chain free sale
- Two bedrooms
- 13' Lounge
- Kitchen
- Ground floor bathroom
- Double glazing
- Gas central heating
- Potential to create parking
- Requires updating



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