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**William Street,
Camborne**

**£155,000
Freehold**





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Property Introduction

A mid-terraced character cottage situated close to the town centre and nearby railway station.

Being offered for sale chain free, the property represents an ideal opportunity for a buyer to purchase a character property with the benefit of having an enclosed rear lawned garden. The lounge has an open fireplace whilst the kitchen offers a good range of built in storage cupboards with the additional accommodation comprising of a ground floor bathroom and two first floor bedrooms.

Throughout are double glazed windows and doors along with a gas fired central heating system.

Location

Camborne is ideally situated for access to the very popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast renowned for its rugged vistas and delightful coastal walks.

The city of Truro lies approximately fifteen miles distant, this being the main centre in Cornwall for business and commerce, it also offers a good range of high street multiples as well as a variety of local independent stores. The attractive Georgian architecture and cobbled street access many restaurants and cafes and Truro is also home to the Hall for Cornwall located on the piazza.

Within Camborne itself, there are local schools places of worship and a mainline railway station that operates to London Paddington. The A30 is also accessible therefore making traveling to other areas of the county that much easier.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALLWAY

Stairs to first floor. Door to:-

LOUNGE 11' 9" x 11' 8" (3.58m x 3.55m) plus recess

uPVC double glazed window. Brick fireplace and wood mantel. Radiator. Electric meters with shelving over.

KITCHEN 11' 6" x 10' 11" (3.50m x 3.32m) plus recesses

uPVC double glazed window overlooking the rear garden. A variety of base and wall mounted storage cupboards, a range of work surfaces, part tiled walls, gas boiler, radiator, recess for oven and stainless steel extractor over.

BATHROOM

uPVC double glazed window. WC, panelled bath with shower over and pedestal wash hand basin. Tiled walls and floor and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Air exchange unit. Doors off to:-

BEDROOM ONE 12' 4" x 10' 3" (3.76m x 3.12m)

uPVC double glazed window to front elevation. Radiator. Access to loft and built-in louvre door wardrobe.

BEDROOM TWO 8' 5" x 5' 11" (2.56m x 1.80m) L-shaped, maximum measurements, plus door recess

uPVC double glazed window to front elevation. Radiator.

EXTERIOR

The rear garden is laid mainly to lawn and offers a variety of shrubs with a Cornish stone wall dividing a second area of garden which has a useful storage unit.

SERVICES

The property benefits from mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'A'.

DIRECTIONS

Proceeding along Trevenson Street, turn right into William street where the property is located on the right hand side. If using What3Words:- example.helpfully.shifting.

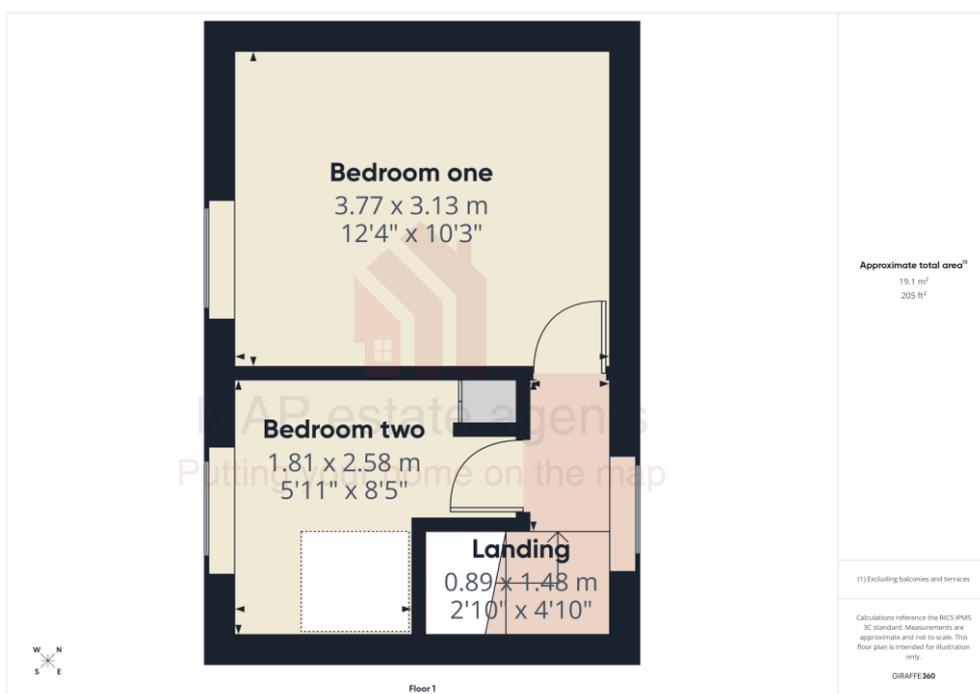
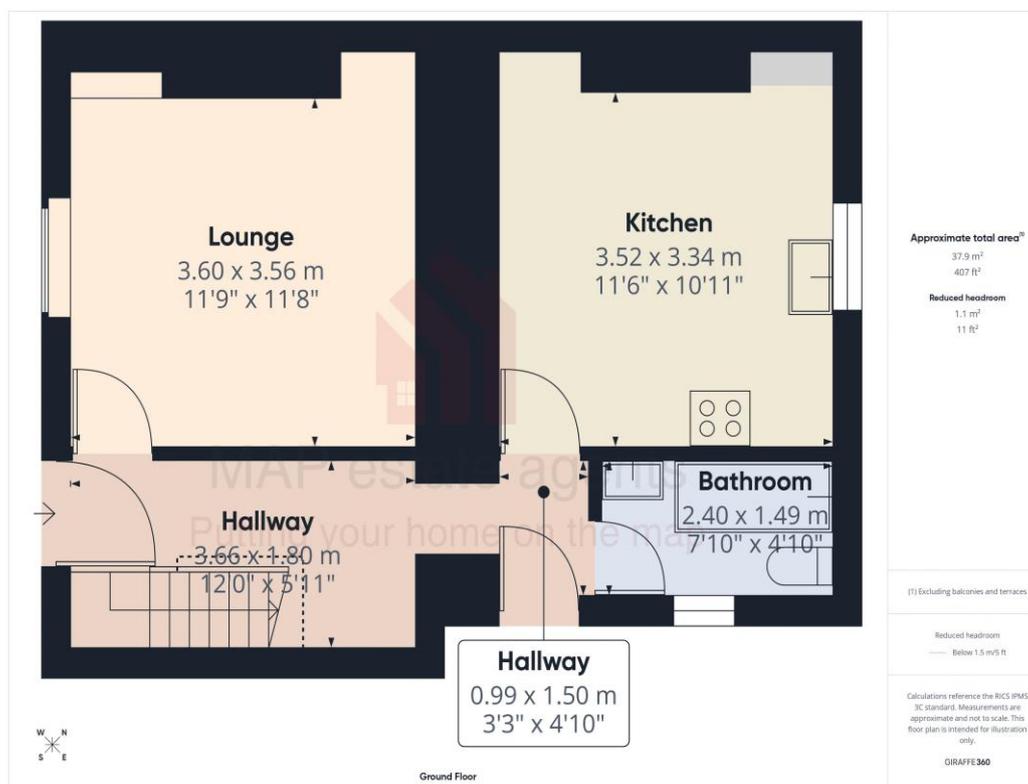


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Mid-terraced character cottage
- Two bedrooms
- uPVC double glazed windows and doors
- Gas fired central heating system
- Ground floor bathroom
- Lounge with open fireplace
- Ideal first time purchase/investment opportunity
- Close proximity to town centre and railway station
- Enclosed rear garden laid to lawn
- Offered for sale chain free!



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