

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

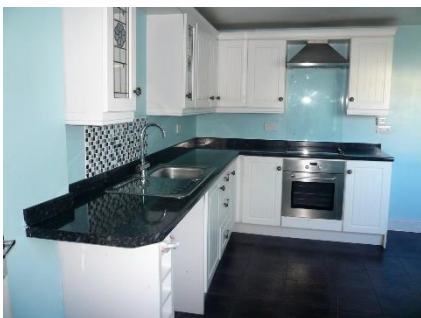
£152,500

Tolcarne Street, Camborne, TR14 8JH



- ONE DOUBLE BEDROOM
- LOUNGE
- KITCHEN DINING ROOM
- SHOWER ROOM/WC
- GAS CENTRAL HEATING
- PARKING FOR UP TO 2 CARS
- ENCLOSED REAR GARDEN
- VACANT POSSESSION

A One Double Bedroom Cottage conveniently situated for Camborne town and its public transport links. There is off road parking to the rear for up to two cars and an enclosed garden. The property is heated by gas central heating and is double glazed. The accommodation comprises of: - Lounge, Kitchen/Dining Room. Shower Room/WC and to the first floor there a Double Bedroom. The property is for sale with vacant possession and would ideally suit a First Time buyer or Investment purchaser. EPC: D.



Tolcarne Street, Camborne, TR14 8JH

A double glazed UPVC door opening to:-

LOUNGE

12'4" x 12'3" (3.76m x 3.73m)

A good sized lounge with feature open fire (not tested), stairs rising to the first floor, beamed ceiling, TV aerial point, telephone point, radiator, double glazed window to the front and door to:-

KITCHEN/DINING ROOM

13'0" x 12'10" MAX (3.96m x 3.91m)

A well-proportioned area with a modern kitchen comprising of a range of eye level units and base units with work surface over with stainless steel sink and drainer, inset electric ceramic hob with built in oven below and extractor over, space for an upright fridge freezer, space for a washing machine, double glazed windows to the rear and side, radiator and a door to:-

INNER LOBBY

There are doors to the rear garden and to the Shower Room/WC.

SHOWER ROOM/WC

A modern white suite comprising of a good size quadrant shower cubicle with glass enclosure and thermostatic mixer shower over, close coupled WC, pedestal mounted wash hand basin, radiator, double glazed window to the side and a built in cupboard housing the gas combi boiler.

FIRST FLOOR

LANDING

A small landing with a loft access hatch and a door to:-

BEDROOM

12'7" x 10'2" (3.84m x 3.10m)

A good sized double bedroom with built in wardrobe cupboard, twin aspect double glazed windows to front and rear and a radiator.

OUTSIDE

REAR GARDEN

The rear garden is enclosed by walling and fencing creating a safe space for children and pets alike. There is some tree, shrub and flower planting and the garden is laid to slabs for ease of maintenance. There is a rear pedestrian access gate leading to:-

OFF ROAD PARKING

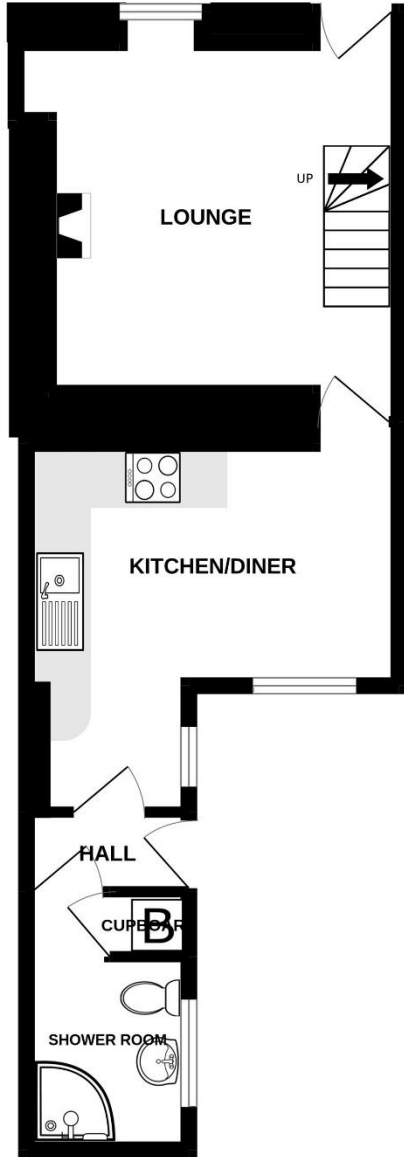
Accessed via a rear lane there is gated off road parking for up to two cars.

ENERGY EFFICIENCY RATING

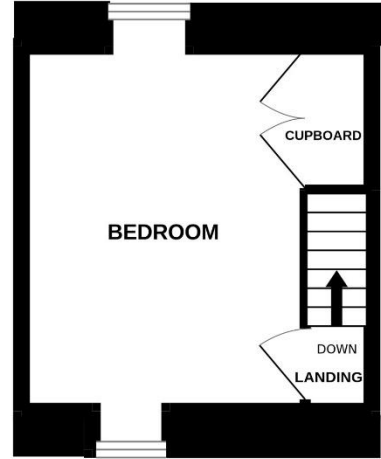
This property has been rated as D (62) with a potential rating of B (89).



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
165 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022