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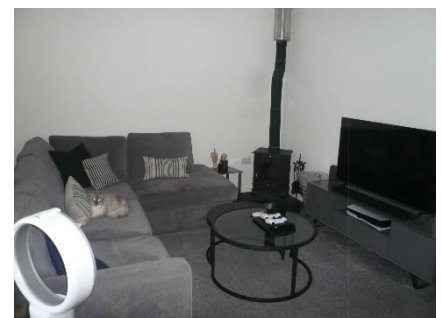
£180,000 FREEHOLD

Trevithick Terrace, Moor Street, TR14 8GY



- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- CLOSE TO TOWN
- REAR COURTYARD
- COUNCIL TAX BAND A
- NO CHAIN
- IDEAL FIRST TIME BUY

A two bedroom end terraced house constructed in 2016 and conveniently situated for Camborne town with its range of national and local shopping facilities and mainline railway station. The property is warmed by gas central heating and benefits from an off road parking space. The accommodation comprises of: - Entrance Hall, Cloakroom/WC, Lounge, and Kitchen and to the first floor, Two Double Bedrooms and a Bathroom/WC. There is an enclosed courtyard to the rear offering some outside space. An ideal first time buy or perhaps investment purchase. EPC: B. Council Tax Band A.



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Approached via steps up to a UPVC front door opening into:-

ENTRANCE HALL

There are doors to all ground floor rooms, radiator and stairs rising to the first floor.

CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin with tiles splashback, extractor and an obscure double glazed window to the front.

LOUNGE

15'5" x 10'10" (4.70m x 3.30m)

A good sized room, with UPVC patio doors leading to the rear courtyard, radiator, TV aerial point, double glazed window to the rear, wood burning stove and built in storage cupboard.

KITCHEN

11'6" x 8'0" (3.51m x 2.44m)

There is a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, built in electric hob with built in electric oven below and extractor over, space for a fridge freezer, wall mounted gas combi boiler, space for a washing machine, radiator and a double glazed window to the front.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the bathroom/wc. Loft access hatch.

BEDROOM ONE

15'4" narrowing TO 9'3" x 12'1" narrowing to 9'9" (4.67m x 3.68m)

A good sized double bedroom with 2 double glazed windows to the front, radiator and TV aerial point.

BEDROOM TWO

10'3" x 9'3" (3.12m x 2.82m)

A useful second double bedroom with twin double glazed skylight windows to the rear and radiator.

BATHROOM/WC

There is a panel bath with mixer type shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail, extractor and skylight window to the rear.

OUTSIDE

REAR COURTYARD

The rear courtyard is bounded by walling and fencing and brick paved for ease of maintenance.

OFF ROAD PARKING

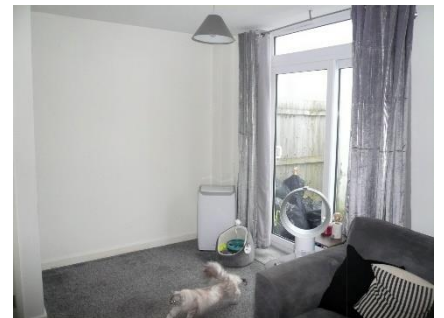
There is covered off road parking for one vehicle.

AGENTS NOTE

Mains Water, Electricity, Gas and Drainage are connected to the property. Broadband is connected to the property. A good mobile phone signal is present.

ENERGY EFFICIENCY RATING

This property has been rated as B.



2.4m HIGH CONCRETE
BLOCK WALL TO
BOUNDARY

1.8m HIGH CLOSE-
BOARDED FENCING

AMENITY AREA

LIVING ROOM

CUPB'D

HALL

WC

DINING

KITCHEN



MINIMUM 1.2m WIDE
PEDESTRIAN FOOTPATH

VELUX ROOFLIGHTS AT HIGH
LEVEL TO PREVENT OVERLOOKING
INTO NEIGHBOURING GARDEN

BEDROOM 2

BATHROOM

WARDROBE

WARDROBE

BEDROOM 1

