5 Union Street

Camborne, TR14 8HG

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Situated with easy access to the town centre, this two bedroom terraced house offers a well balanced layout. The property features a cosy living room, creating a comfortable and welcoming space to relax. The kitchen diner forms the heart of the home, providing a lovely social environment with ample room for dining and everyday living. The bathroom is conveniently located just off the kitchen, making practical use of the ground floor layout.

Upstairs, there are two well proportioned bedrooms, offering comfortable accommodation. Externally, the home benefits from a low maintenance rear garden, complemented by a large shed that provides excellent storage space. A particular highlight is the off road parking to the rear, offering valuable convenience in a central location.

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The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £200,000

Location
Camborne has many well regarded schools and the local college is attracting good reports for its academic achievement. With access on to the A30, Camborne has excellent transportation links combined with a mainline railway station which provides daily services to London, Paddington. The town centre offers a good range of retail outlets both national and independent. The well regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities.

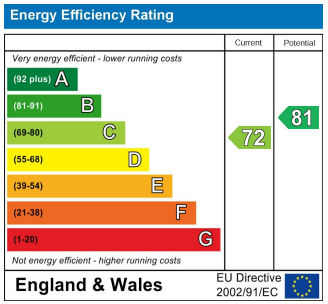
Accommodation
Entrance Hallway
Living Room
Kitchen/Diner
Bathroom
Stairs to Landing
Bedroom One
Bedroom Two

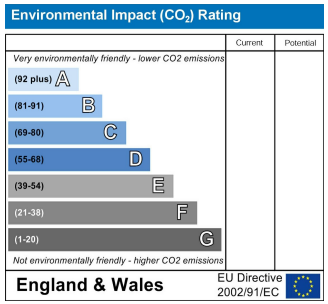
Parking
To the rear of the property there is off road parking for two vehicles

Outside
The fully enclosed rear garden is designed for low maintenance, being predominantly patioed and complemented by a raised decked area, ideal for outdoor seating and entertaining. A large outbuilding provides an excellent amount of storage, offering practical space for garden equipment, bikes, or hobbies.

Services
Mains water, drainage and electricity. Gas central heating.

Rights of Way
Our client has informed us the property enjoys pedestrian and vehicular right of access over the lane to and from the rear of the property


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Council Tax Band- B

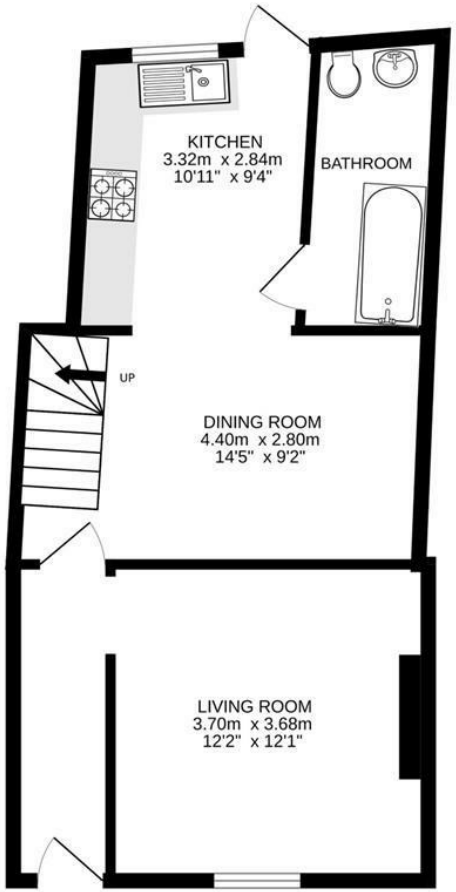
What3Words
///withdrew.pools.hurtles

Anti Money Laundering Regulations – Purchasers
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

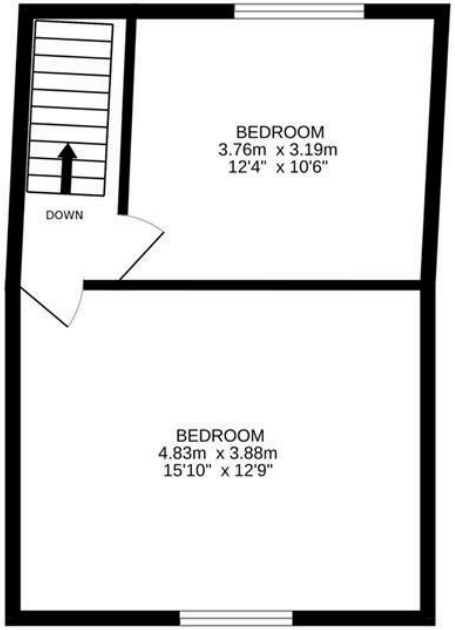
Proof of Finances
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage
To check the broadband coverage for this property please visit https://www.openreach.com/fibre-broadband. To check mobile phone coverage please visit https://checker.ofcom.org.uk/

GROUND FLOOR



1ST FLOOR



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.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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