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BILL BANNISTER

Sales & Lettings



8 Parc Bracket Street

Camborne, TR14 8BN

Guide price £125,000



Situated in a convenient location close to the town centre, this tenanted investment opportunity is being sold as a **CASH PURCHASE ONLY**. The property benefits from two bedrooms, a lounge, kitchen and a shower room. It is double glazed and this is complemented by electric heating. Externally there is a good sized well enclosed garden with the bonus of a block built shed and parking for one vehicle.



Offered for sale as an investment opportunity and a CASH PURCHASE ONLY is this well presented terraced house. Internally there is a lounge, a kitchen, shower room and two bedrooms. The lounge has a nice cosy feel with the benefit of an understairs storage alcove. The kitchen offers a range of storage units and space for white goods. To the first floor the master bedroom is a good sized double and the second bedroom is a single. The rear garden is well enclosed and in our opinion is a good size with a patio area and a lawn with bedding borders. To the rear of the garden is a small block built storage shed and a gate leads to off road parking for one vehicle. The property has electric heating and this is complemented by double glazing.

The property is located only a short distance away from Camborne town centre which has many local amenities. A main line railway to London and a bus station can be found near to the town centre.

Obscure glazed upvc door leading to:

LOUNGE

12'4" x 11'10" (3.76m x 3.62m)

Focal point wooden mantle. Stairs leading to the first floor with a storage alcove under. Double glazed window. Night storage heater. Door leading to:

KITCHEN

10'7" x 6'3" (3.23m x 1.93m)

A range of base units and two eye level cupboards plus a long cupboard. Space and plumbing for a washing machine and space for further white goods. Stainless steel sink and drainer. Tiled splash back. Double glazed window. Obscure glazed door leading to the rear garden. Door leading to:

SHOWER ROOM

6'9" x 6'8" (2.07m x 2.05m)

Shower cubicle with an electric Triton shower over. WC. Pedestal wash hand basin. Part tiled walls. Wall mounted hot water tank. Obscure glazed window.

FIRST FLOOR

LANDING

Double glazed window. Doors leading to:

BEDROOM 1

9'1" x 11'6" (2.78m x 3.51m)

Double glazed window to the front elevation. Night storage heater.

BEDROOM 2

7'0" x 7'1" (2.14m x 2.18m)

Double glazed window to the front elevation. Night storage heater.

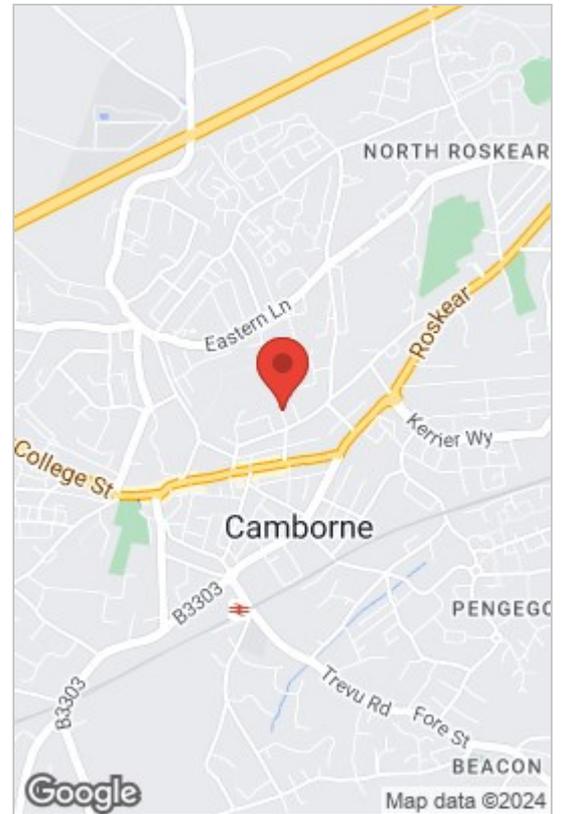
OUTSIDE

To the rear of the property there is a well enclosed garden making it a safe haven for children and pets alike. There is a patio leading off from the kitchen and this leads to a lawned area with bedding borders containing some shrubs. A path to the side of the lawn leads up to a small block built storage shed and a gate leads to the rear where parking for one vehicle can be found.

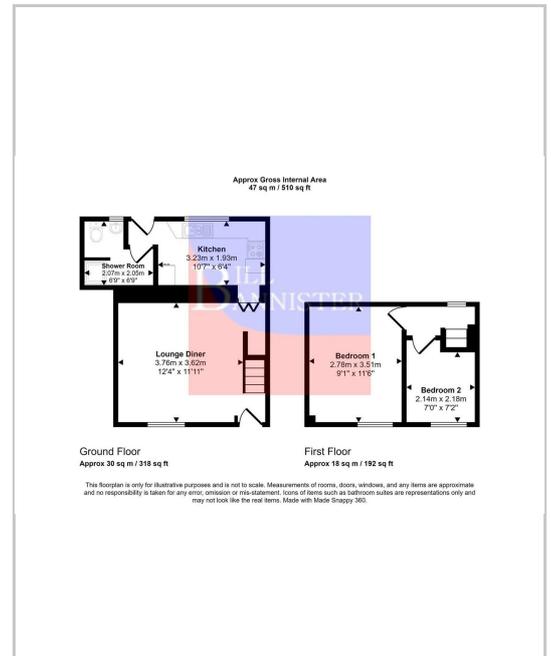
DIRECTIONS

From the roundabout by Camborne Tesco proceed along Wesley Street and turn right into Albert Street. Turn left into North Parade and then first right into Parc Bracket Street where number 8 will be found on the right hand side.

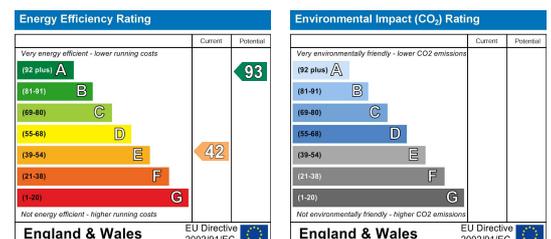
Area Map



Floor Plans



Energy Efficiency Graph



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