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# BILL BANNISTER

Sales & Lettings



## 30 East Charles Street

Camborne, TR14 8JF

**£129,950**



Ideal for first time buyers or investment purposes, this end terraced house is conveniently situated for the town centre and travelling facilities and is offered with no onward chain. The property benefits from two bedrooms, a lounge, a kitchen/diner and a bathroom. It is double glazed and this is complemented by gas heating.



Offered with no onward chain, this presents an opportunity to purchase an end of terrace cottage in a very convenient location. The property has a lounge with focal point fire surround and alcoves and there is a generously proportioned kitchen/diner to the rear. Beyond this is a bathroom and a covered area. To the first floor is a master bedroom and a smaller L shaped room possibly ideal as a nursery. The property has double glazing and a gas fired heating system using a Baxi combi boiler. Camborne town centre is within a few hundred yards level distance as is the railway station and a bus depot. The A30 is within approximately two miles and the north coast at Portreath can be reached within some four miles.

### LOUNGE

15'7" x 11'10" (4.75m x 3.61m)

Focal point fire surround and hearth flanked by alcoves having a cupboard and shelving. Stairs to the first floor, a radiator and a upvc external door.

### KITCHEN/DINER

17'8" x 9'8" (5.40m x 2.96m)

Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Oven, hob and an extractor plus complementary eye level cupboards. Wall mounted Baxi gas combi boiler. Radiator.

### BATHROOM

5'4" x 5'10" (1.64m x 1.78m)

Panelled bath with a Triton electric wall mounted shower. Wash hand basin, wc and a ladder radiator. Wall and floor tiling.

### COVERED AREA

8'7" x 4'8" (2.64m x 1.43m)

### FIRST FLOOR

#### BEDROOM 1

8'9" x 12'2" (2.69m x 3.72m)

With a radiator.

#### BEDROOM 2

6'5" x 8'9" (1.98m x 2.67m)

A compact L shaped room with a plinth and a radiator.

### DIRECTIONS

From the roundabout by Tesco, proceed towards the town along Centenary Street and into Trevenson Street. Take the second turning left into East Charles Street and the property will be found at the far end on the right hand side.

### AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: A.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

### SERVICES

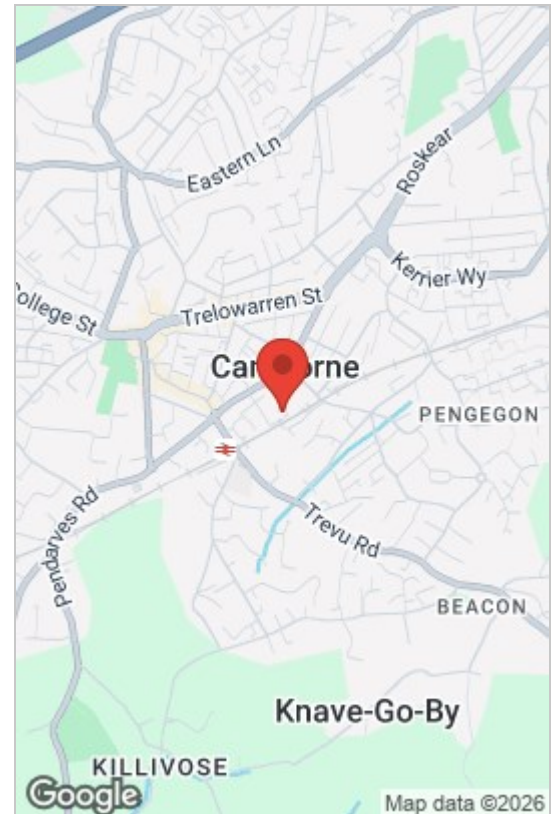
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

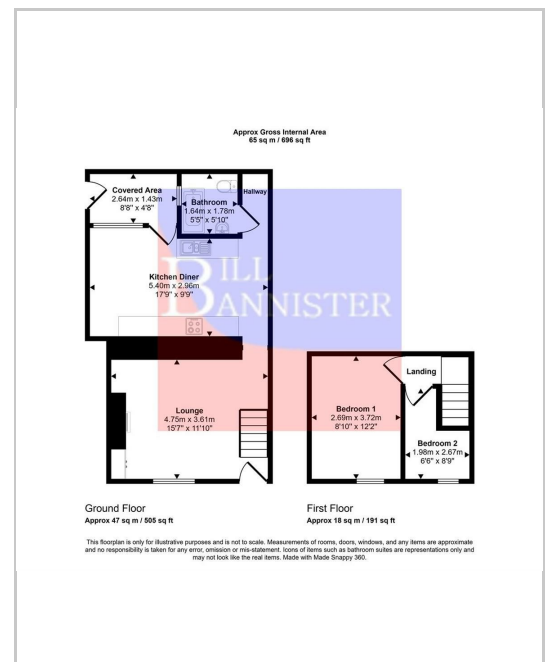
Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

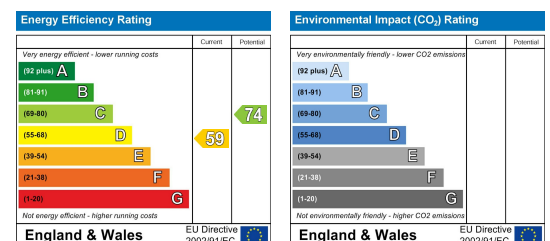
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.