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Sales & Lettings



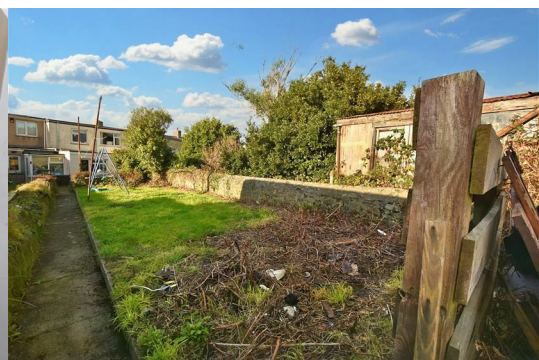
14 Union Street

Camborne, TR14 8HG

Guide Price £172,500



Situated in a convenient location close to the town centre. The property benefits from family sized living accommodation offering three bedrooms, a lounge, separate dining room, kitchen and a first floor bathroom. It is double glazed and has some night storage heaters. Externally there is an enclosed lawned rear garden and the bonus of parking facilities.



Offered for sale is this three bedroom terraced house located near Camborne town centre. The property gives good sized family living accommodation with the ground floor having a lounge, dining room and a kitchen. To the first floor there are three bedrooms and a family bathroom. The lounge has a focal point decorative fireplace and the kitchen has a range of storage cupboards with space for white goods. Externally there is a fair sized garden to the rear being mainly laid to lawn with parking to the rear for one to two vehicles. The property has some night storage heating and this is complemented by double glazing throughout.

The property is in a convenient location with the town centre being within walking distance offering many local amenities including schools, shops and eateries. There is a main line railway to London and bus services.

Obscure glazed upvc door leading to:

HALLWAY

Doors leading to:

LOUNGE

13'4" x 11'8" (4.07m x 3.58m)

Focal point decorative fire surround. Double glazed window to the front elevation. Night storage heater.

INNER HALLWAY

Stairs leading to the first floor with an understairs storage cupboard and a further storage cupboard. Obscure glazed door leading to the rear garden. Doors leading to:

DINING ROOM

11'0" x 9'8" (3.36m x 2.97m)

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

KITCHEN

7'3" x 9'10" (2.22m x 3.00m)

Space and plumbing for a washing machine and further white goods. Fitted with a range of eye level and base storage units with a stainless steel sink and drainer. Tiled splash back. Double glazed window.

FIRST FLOOR

LANDING

Storage cupboard. Night storage heater. Doors leading to:

BEDROOM 1

10'0" x 13'1" (3.07m x 4.00m)

A double room with a double glazed window.

BEDROOM 2

6'9" x 10'7" (2.08m x 3.25m)

Double glazed window.

BEDROOM 3

6'5" x 9'8" (1.96m x 2.95m)

Double glazed window.

BATHROOM

6'2" x 7'6" (1.88m x 2.31m)

Having a panelled bath with an electric Triton shower over. Low level WC. Pedestal wash hand basin. Tiled splash back. An airing cupboard housing the hot water cylinder with storage shelves. Obscure double glazed window.

OUTSIDE

To the rear of the property there is a small patio area with a path leading round to the rear. The rear garden is mainly laid to lawn with a path down the side leading to the rear where there is off road parking for one to two vehicles.

DIRECTIONS

From Camborne Tesco proceed along Wesley Street, through Centenary Street and on into Trevenson Street. At the mini roundabout turn right into Cross Street and then first right into Union Street where number 14 will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity. Night storage heaters.

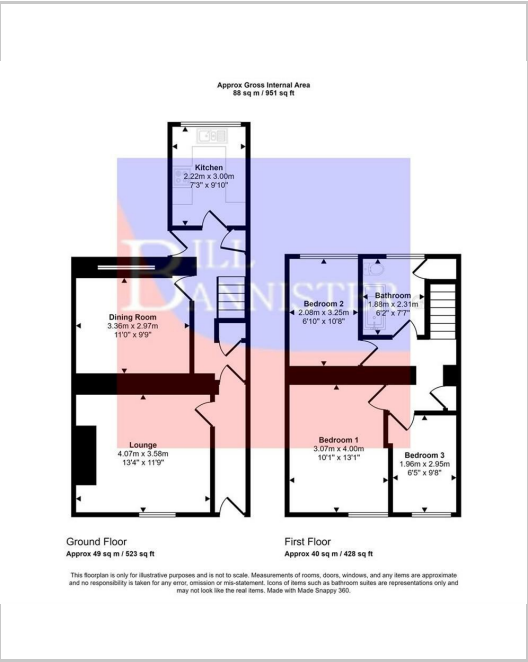
Broadband highest available download speeds - Standard 16 Mbps, Superfast 66 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Likely, O2 Limited, Vodafone Likely (sourced from Ofcom).

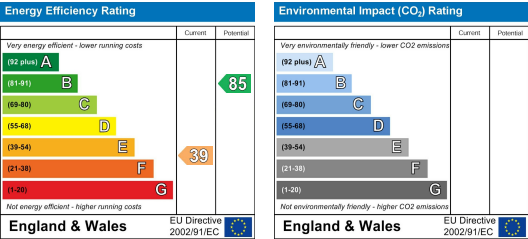
Area Map



Floor Plans



Energy Efficiency Graph



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