

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## 37 Nicholas Holman Road , Camborne, TR14 8FN

**£950 Per month**



We are pleased to offer this well presented two double bedroom house in this convenient location. There is an open plan kitchen/diner/living space with access to the rear garden. The modern kitchen has space and plumbing for washing machine and fridge/freezer and an integrated gas hob, electric oven and extractor fan. There is a downstairs cloakroom with WC and hand basin. There is an allocated parking space to the rear of the property and the rear gate provides access to the garden which has a wooden storage shed, patio area and an area laid to lawn.

There are two double bedrooms and a family bathroom to the first floor.

Double glazed, gas central heating.

OFCOM states: Ultrafast broadband available - up to 1800MBPS

OFCOM states: O2 and Vodafone Likely coverage. Three and EE Limited coverage.

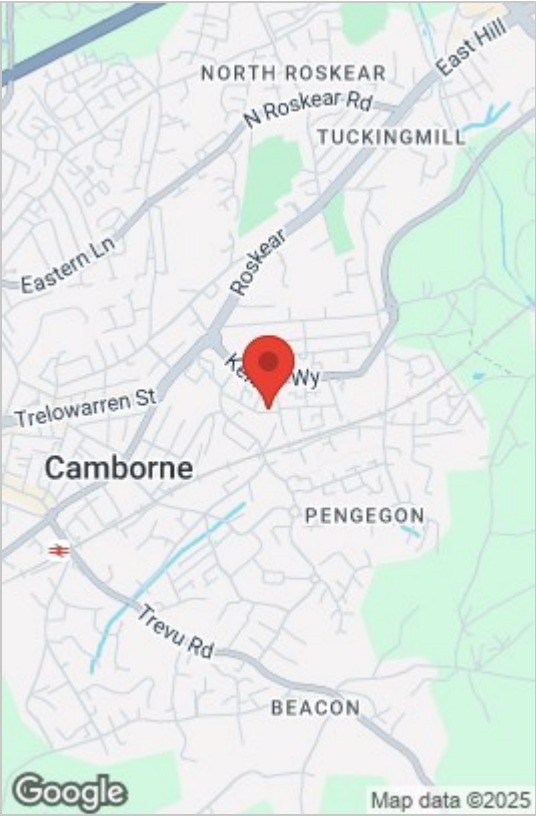
EPC rating: B83. Council Tax Band A. Deposit £1095.00

Affordability checks apply. Available 14/02/2025.

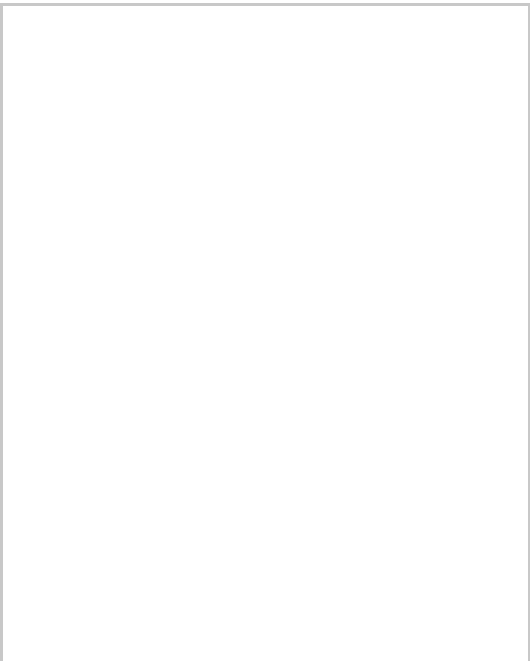
One small pet may be considered.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.