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BILL BANNISTER

Sales & Lettings



16 Albert Place

Camborne, TR14 8BP

£109,950



Situated in a very convenient location close to the town centre, this end terraced cottage is offered for sale with the benefit of no onward chain. There is one bedroom plus an office/study and a bathroom to the first floor with an open plan lounge/kitchen/diner to the ground floor. The property is double glazed and this is complemented by electric heaters. Externally there is a well enclosed lawned front garden.



Offered for sale with no onward chain and ideal for first time buyers or investment purposes, this one bedroom end terraced cottage is situated in a very convenient location, ideally positioned on the outskirts of Camborne town centre. On entry, you will find an open plan kitchen/lounge/diner with the kitchen area offering some built-in appliances with space for other free standing items. To the first floor, you will find a double bedroom and an office, both complemented by a family bathroom. Externally, the property benefits from a private, fully enclosed front garden. In terms of a location, there is a large supermarket within walking distance. The town centre itself can also be accessed on foot. Further afield, the A30 trunk road is within two miles, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in under fifteen minutes by car. Also, the largest area of woodland in West Cornwall, Tehidy Country Park, along with Tehidy Park Golf Club, are within similar distances. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible.

Upvc obscure double glazed panelled front door with an obscure double glazed side panel to:

KITCHEN/LOUNGE/DINER

15'9" x 14'6" (4.82m x 4.44m)

With stairs to the first floor. The kitchen area is fitted with a range of eye level and base level storage cupboards and drawers with straight edge work surfaces and tiled splash backs. Built-in electric hob with an extractor hood over and a built-in Ignis electric oven and grill below. Space and plumbing for washing machine and an extractor fan. Upvc double glazed window overlooking the front garden and aspect. Space for an under counter fridge and space for further white goods. Obscure double glazed window to the side aspect with a deep sill. Dimplex Quantum electric radiator. Understairs storage area and a mains heat alarm.

FIRST FLOOR

LANDING

Dimplex Quantum electric radiator, loft access hatch and two storage cupboards (one high level). Mains smoke alarm and a PIV unit.

BEDROOM 1

9'3" x 9'9" (2.82m x 2.98m)

Upvc double glazed window with a deep sill overlooking the front garden and aspect.

OFFICE/STUDY

9'1" x 4'8" (2.77m x 1.44m)

Upvc double glazed window overlooking the rear aspect with a deep sill. Airmaster wall mounted electric radiator.

FAMILY BATHROOM

6'0" x 5'8" (1.85m x 1.74m)

Low level wc, wash hand basin with a tiled splash back and a bath with a Triton Madrid electric shower over and tiled splash back. Upvc double glazed window overlooking the front garden and aspect. High level Consort DF2 Heatflow wall mounted electric heater.

OUTSIDE

To the front gates open to a gravel pathway leading to the front door. A further pathway runs across the rear of the property bordering a laid to lawn area which is fully enclosed. Outside light.

DIRECTIONS

From Tesco roundabout in Camborne proceed along Wesley Street and turn first right into Albert Street. Take the first left into Albert Place and the property will be found at the far end.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

There is a right of way over the FRONT garden for neighbouring properties. However, we understand from the vendor that this has not been used for some nine years.

SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

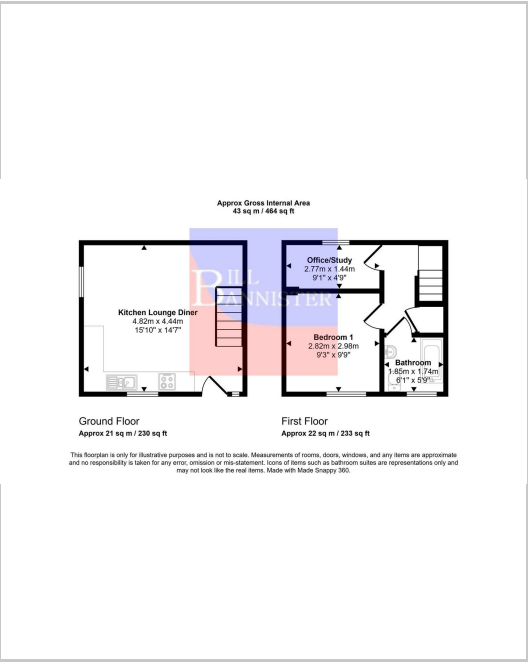
Mobile signal -

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

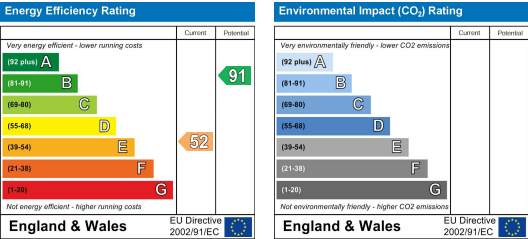
Area Map



Floor Plans



Energy Efficiency Graph



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