

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



## 9 West Charles Street

Camborne, TR14 8JG

**Guide Price £135,000**



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Situated in a very convenient location being within a few hundred yards of the town, bus and rail services, this terraced cottage is offered with no onward chain. Two bedrooms are provided together with a bathroom to the first floor. The ground floor has a hallway with a wall picked out in natural stone. The lounge has a character open joist ceiling and focuses on a fireplace. The kitchen has storage units and a solid fuel stove. To the side of the kitchen a rear lobby leads to the rear. The rear garden is certainly worthy of note and over the years has been well tended. It is now ready for you to update to your own taste and has a pond together with two useful garden sheds.

## **ENTRANCE HALLWAY**

With one wall picked out in natural stone.

## **LOUNGE**

**14'0" x 12'5" (4.28m x 3.80m)**

With an old style fireplace and surround, window to the front and an open joist ceiling.

## **KITCHEN/DINER**

**14'2" x 9'7" (4.32m x 2.94m)**

Fitted with base cupboards and drawers with tiled splash backs. Stainless steel sink and drainer. Solid fuel stove and an open joist ceiling. Window to the rear and a door to:

## **REAR LOBBY**

With a tiled floor, a door to the rear and understairs storage.

## **FIRST FLOOR**

### **BEDROOM 1**

**8'10" x 12'7" (2.71m x 3.84m)**

With an old fireplace.

### **BEDROOM 2**

**7'8" x 9'4" (2.34m x 2.86m)**

With a deep cupboard.

### **BATHROOM**

**11'4" x 10'2" (3.46m x 3.10m)**

Quite spacious and having a twin grip pine panelled bath, a pedestal wash hand basin with a splash back and a low level wc. Double airing cupboard housing a hot water cylinder.

### **OUTSIDE**

To the rear there is quite a long garden with lawns interspersed with shrubbery and plants. There is a pond and two garden sheds. A gateway leads to the rear.

### **DIRECTIONS**

From Tesco roundabout in Camborne proceed along Centenary Street and on into Trevenson Street. Take the third turning left into West Charles Street and the property will be found on the left hand side.

### **AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

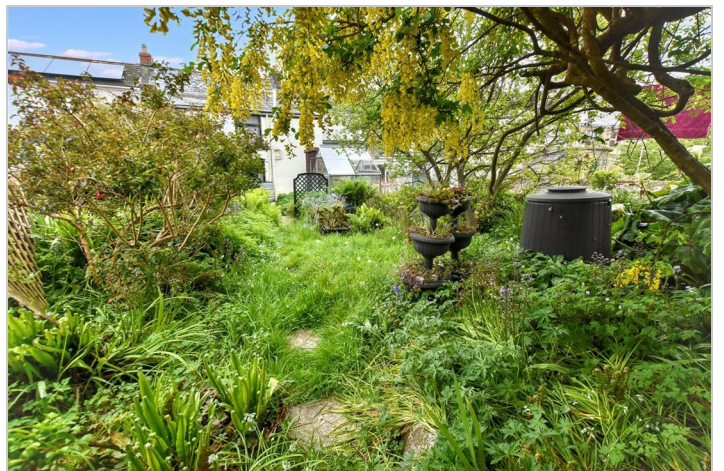
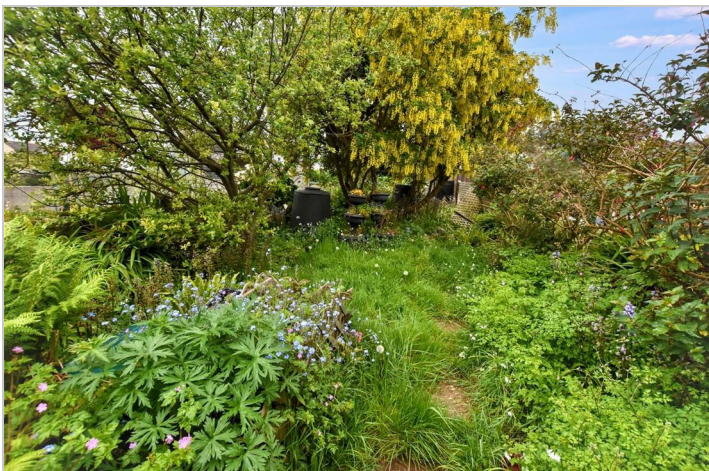
### **SERVICES**

Mains drainage, mains water and mains electricity.

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).



## Road Map



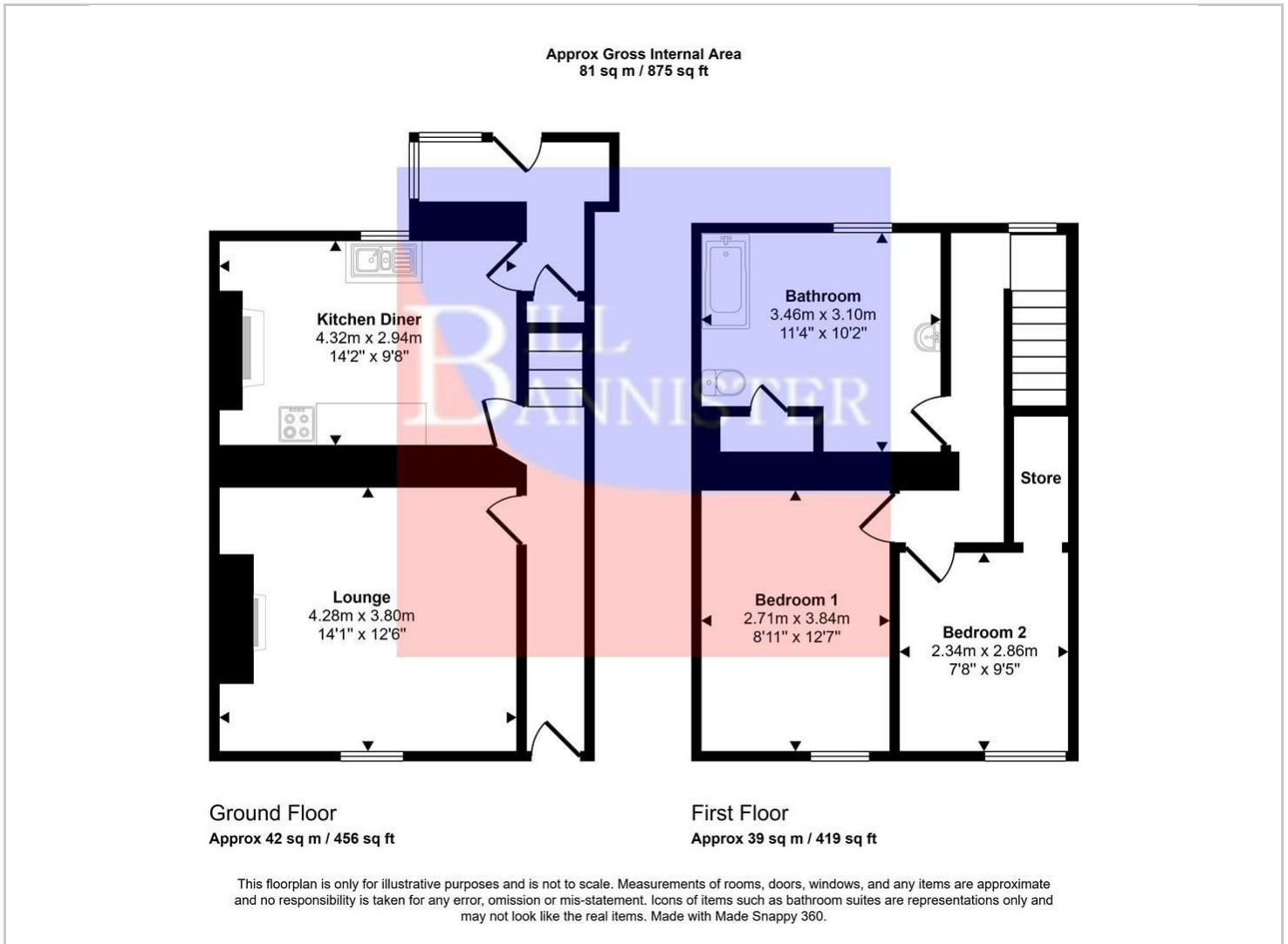
## Hybrid Map



## Terrain Map



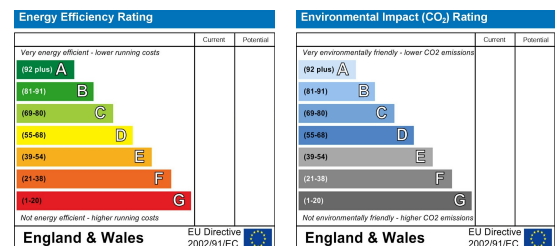
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## 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.