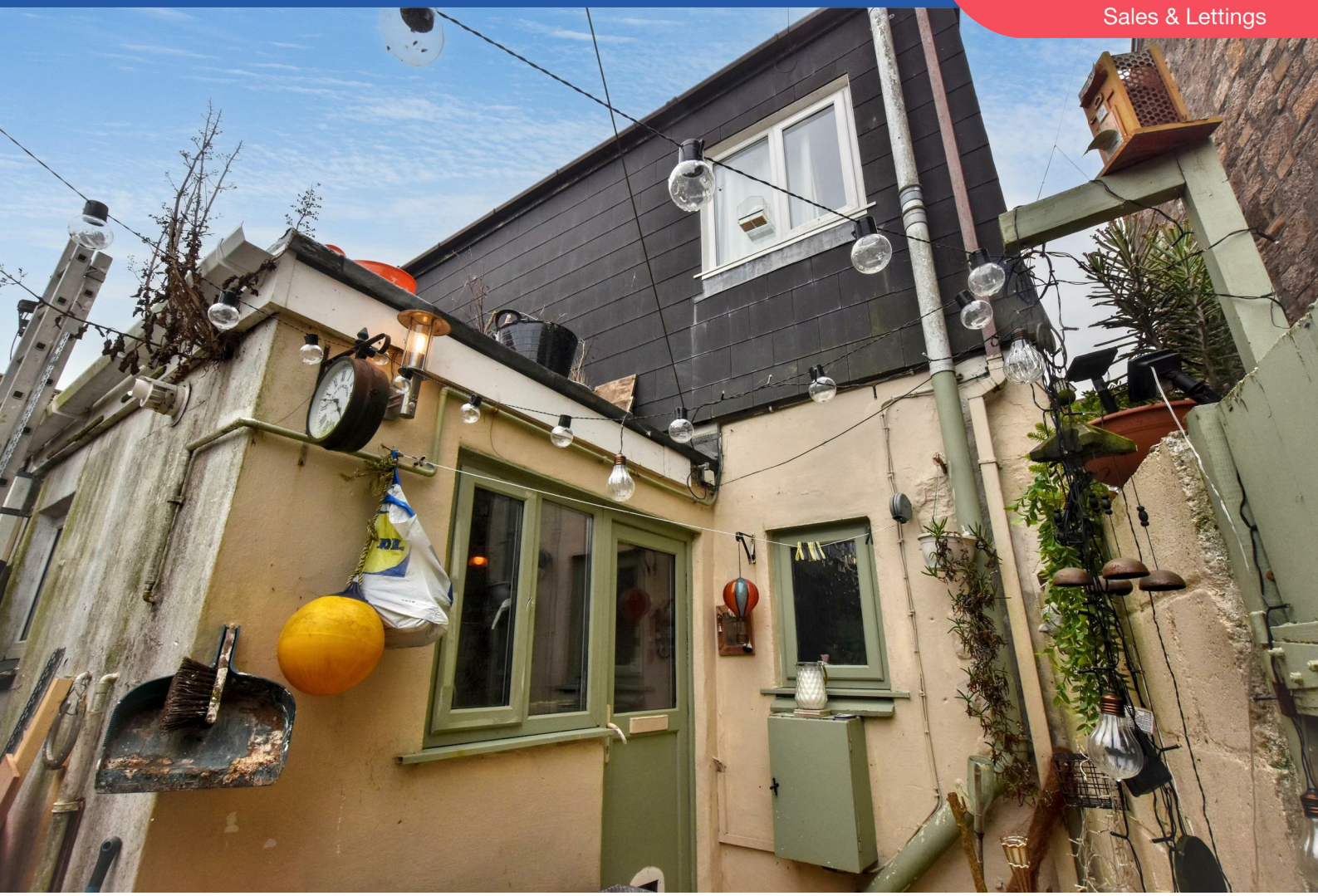
66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER
Sales & Lettings



28b Cross Street

Camborne, TR14 8EX

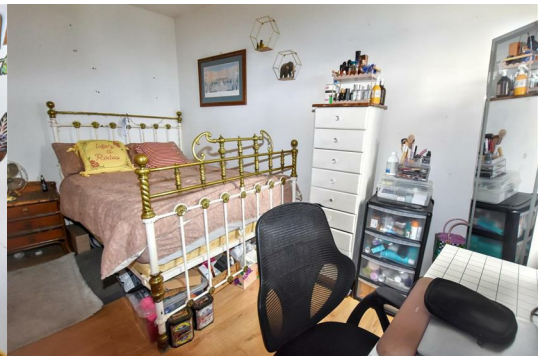
£119,950

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Ideal for first time buyers or investment purposes, this one bedroom maisonette is a situated in a very convenient location close to the town centre and travelling facilities. The property offers a fitted kitchen and bathroom to the ground floor and to the first floor is an open plan lounge/dining room and a bedroom. It has gas heating and this is complemented by double glazing. Externally there is a well enclosed court.







This compact property is well presented by the vendors and offers accommodation on two levels. To the ground floor there is a kitchen fitted with plenty of storage units and a built-in cooker. The bathroom is also well appointed. Stairs lead to a generous lounge/dining room with two windows to the front elevation. The bedroom is located to the rear of the property. The property is double glazed and has a gas heating system. For the most part the property has laminate flooring for ease of maintenance and also some floor tiles. Externally there is a small court with pedestrian access to the side. Level access is given to the town centre, the railway station and the bus station. Camborne offers a good range of day to day shopping facilities and there are larger out of town multiples. The A30 is within approximately one and a half miles.

KITCHEN
8'8" x 8'6" (2.66m x 2.60m)
Composite single drainer sink unit and a good array of working surfaces with cupboards and drawers beneath plus tiled splash backs. Space for white goods, complementary eye level cupboards and a built-in oven, hob and hood. One cupboard houses the Ariston gas fired boiler.

BATHROOM
6'3" x 6'2" (1.91m x 1.89m)
Panelled bath with a mixer tap and shower fitment above. Enclosed wash hand basin and a low level wc. Extractor fan, shaver point and a radiator.

INNER HALL
Stairs to the first floor and a cast style radiator.

FIRST FLOOR

HALF LANDING
With a good storage cupboard.

LOUNGE/DINING ROOM
21'2" x 18'0" (6.47m x 5.49m)
Two windows to the front elevation and a recess that could probably accommodate a dining room table. Two radiators and display shelving.

BEDROOM
12'3" x 8'3" (3.74m x 2.54m)
Radiator and a curtained recess ideal as an open wardrobe.

OUTSIDE
There is a well enclosed court with pedestrian access to the side lane. The vendor informs us that the next door property has a right of way but is currently unused.

DIRECTIONS
From the roundabout at Tesco, proceed towards the town along Trevenson Street to the mini roundabout. Turn right at the roundabout into Cross Street and the property will be found on the right hand side.

AGENTS NOTE
TENURE: Leasehold - 999 year lease commenced on 27 February 2004. Ground Rent £50 per annum. Insurance £240 per annum.

COUNCIL TAX BAND: A.

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

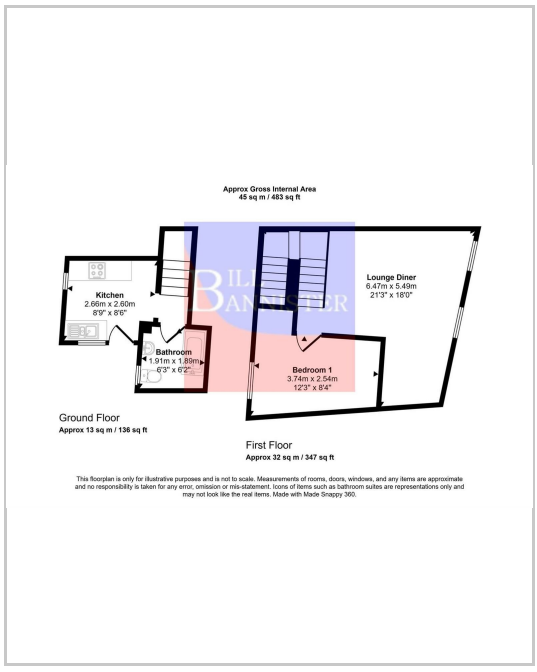
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Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

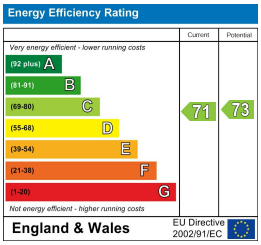
Area Map

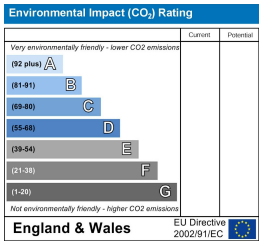


Floor Plans



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