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BILL BANNISTER
Sales & Lettings



1 Moor Street

Camborne, TR14 8HN

£149,950

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This terraced cottage is situated in a convenient location close to the town center. The accommodation comprises two bedrooms, a lounge, a ground floor bathroom and a kitchen. The property is double glazed and has gas heating. Externally, there is an enclosed rear garden with a patio and a lawned area,.







Situated within level distance of Camborne town centre and travelling facilities, this is a well presented cottage home. Two bedrooms are on offer together with a ground floor hallway, lounge and the well appointed kitchen. The bathroom has been re-modelled and also has a mains shower. The airing cupboard contains the Bosch gas combi boiler. The property is also double glazed. Externally, there is a well enclosed rear garden with patio slabs and then steps to a lawned area, an outbuilding and a pedestrian right of way. In addition to the town centre, the A30 is within approximately 1.5 miles.

ENTRANCE
With UPVC double glazed door and stairs to the first floor.

LOUNGE
12'0" x 11'10" (3.68m x 3.62m)
There are two alcoves with shelves and down lighters, one side has a cupboard housing the meters. The fire place has been boarded over but, the vendor informs us that it is still in place. Radiator.

INNER HALL
With an under stairs cupboard and a tiled floor leading through to the kitchen and bathroom.

BATHROOM
7'11" x 4'10" (2.42m x 1.49m)
A P-shaped bath with a tiled surround and a screen plus a shower. There is a wash hand basin and a WC with an enclosed cistern. Airing cupboard housing a Worcester Bosch gas combi boiler. Ladder radiator.

KITCHEN / DINER
11'8" x 10'5" (3.56m x 3.19m)
Fitted gas hob, electric oven and a hood above together with a built in dishwasher. There is a breakfast bar, working surfaces with storage beneath, complementary eye-level units and also an inset single drainage sink unit, a door to the rear, radiator and spot lighting.

LANDING
Radiator and loft access.

BEDROOM 1
8'8" x 11'10" (2.65m x 3.61m)
Radiator.

BEDROOM 2
8'2" x 8'11" (2.51m x 2.72m)
Radiator.

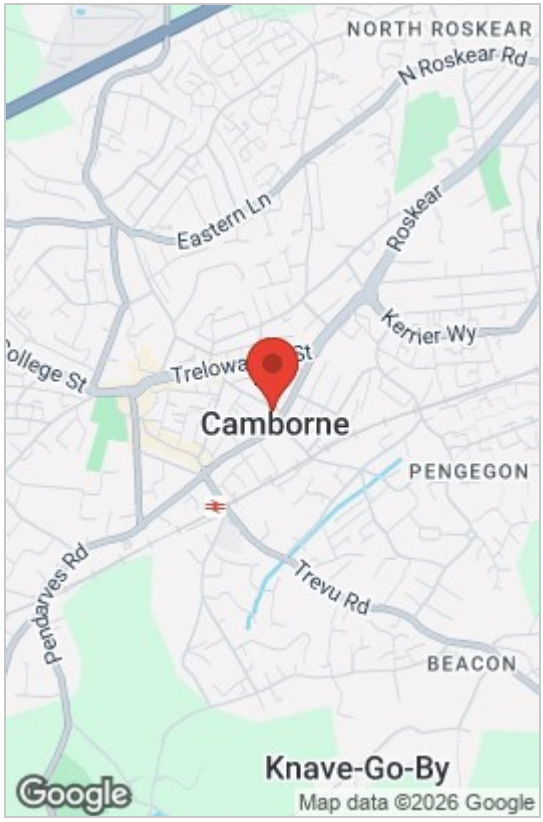
OUTSIDE
A rectangular enclosed garden with paving to the rear of the house and an outside tap. There is then a lawned garden leading to an outbuilding an also pedestrian access.

DIRECTIONS
From Camborne Tesco roundabout, proceed into Wesley Street towards the town. Continue through into Centenary Street and Moor Street will be identified on your right-hand-side. Turn here and the property is then on your left.

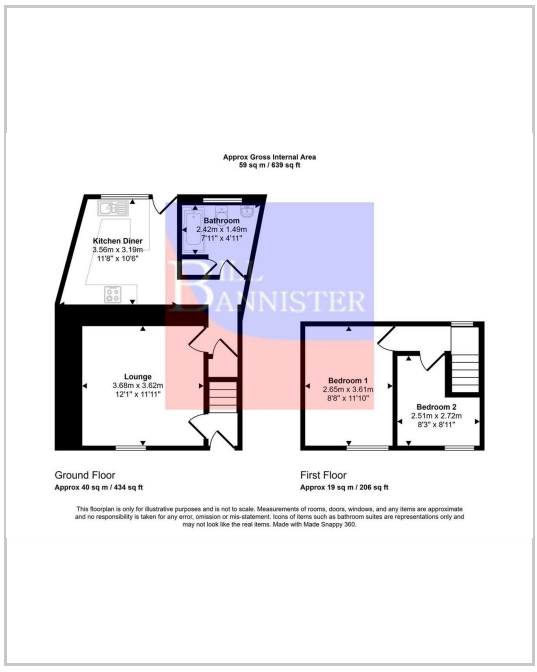
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.
Broadband highest available download speeds - Standard 13 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).
Mobile signal - EE - Good outdoor & in-home. Three - Good outdoor & variable in-home. O2- Good outdoor. Vodafone - Good outdoor, variable in-home. (sourced from Ofcom).

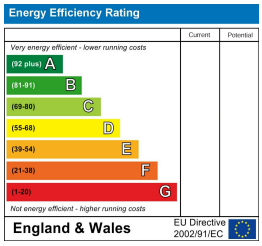
Area Map

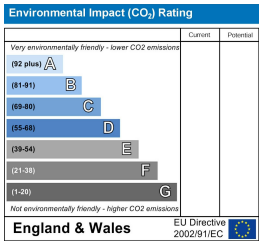


Floor Plans



Energy Efficiency Graph





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