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# BILL BANNISTER

Sales & Lettings



## 58 Union Street

Camborne, TR14 8HF

**£285,000**



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Very conveniently placed for the town centre, this terraced house has been the subject of updating and improvement over the years. An internal inspection will reveal three double bedrooms to the first floor together with a well fitted bathroom. To the ground floor there are two square reception rooms plus an additional long reception room. This leads to an amazing L shaped kitchen/diner with plenty of room for a dining room and a built-in breakfast bar for seven people. There are plenty of kitchen units, both base and eye level with space for white goods and an adjoining utility room with a shower and a wc. Gas heating is provided with open fires to two rooms and the property is double glazed. Externally there is a substantial lawned raised rear garden fully enclosed with a large wall to the left making it a safe haven for children and pets alike. There is a large paved patio area accessed from the patio doors and an additional patio area at the far end of the garden which is a real sun trap. There is a double garage, both sections having electric doors and one being higher making it perhaps suitable for a motorhome etc. Access is also given to a workshop area. Two further vehicles can be parked on a hard standing in the garden accessed through the garages. Parking can often be a premium these days and having the bonus of two garages and two parking spaces is certainly a large plus. The bus station and the main street of Camborne are both within several hundred yards.

## ENTRANCE VESTIBULE

With a part coloured glass door which may well be original. Stairs to the first floor and a radiator.

## DINING ROOM

**10'9" x 12'11" (3.28m x 3.95m)**

Focal fireplace, a radiator and a cupboard housing the gas meter.

## LOUNGE

**10'9" x 12'2" (3.29m x 3.71m)**

With understairs storage, two alcoves and a radiator.

## LIVING ROOM

**10'11" x 12'5" + 11'5" x 12'8" (3.34m x 3.79m + 3.48m x 3.88m)**

Tiled fireplace, two radiators and a pine ceiling.

## KITCHEN/DINER

**18'5" x 25'5" (5.62m x 7.75m)**

L shaped and providing a lot of space. The kitchen is part divided from the living area by a substantial breakfast bar. There are ample base units comprising cupboards and drawers, splash backs and space for white goods. Matching eye level cupboards provide further storage and there is a tiled floor. Overall there is a triple aspect with a door to the rear garden and two radiators.

## UTILITY/SHOWER ROOM

**8'8" x 7'6" (2.66m x 2.31m)**

Corner shower cubicle with a mains shower. Inset wash hand basin with a backlit mirror above having a bluetooth connection for streaming music and fitted units with storage cupboards. Low level enclosed cistern wc. Shaver point, spot lights, extractor fan and some wall tiling. Vertical radiator with attached towel rails.

## FIRST FLOOR

### BEDROOM 1

**12'11" x 14'2" (3.94m x 4.32m)**

Two windows to the front elevation. A range of fitted wardrobes with the majority having mirrored doors. Radiator.

### BEDROOM 2

**10'10" x 12'10" (3.31m x 3.92m)**

With a radiator.

### BEDROOM 3

**11'5" x 12'1" (3.50m x 3.70m)**

With a radiator and a pine window reveal.

### LANDING

Loft space accessed via a fold-away ladder being partially boarded with lighting.

### BATHROOM

**7'5" x 11'11" (2.27m x 3.64m)**

Comprehensively fitted with a scalloped corner bath and a separate shower cubicle with a Mira shower and tiling. Scalloped wash hand basin and wc. Wall mounted Worcester gas combi boiler. One third tiled walls to dado height and a radiator.

### OUTSIDE

Stepping from the rear of the property there is a courtyard area leading to a good paved patio with further access to quite an extensive lawned garden and a corner patio being a sun trap. The garden is well enclosed and has a large wall to the left making it a safe haven for children and pets. There is a hard standing providing parking for several vehicles. DOUBLE GARAGE 3.94m x 6.80m (12'11 x 22;4) and 4.49m x 9.18m (14'9 x 30'1) being part divided and having two electric roller doors, one of which is larger in height. An attached workshop is provided with power connected.

### DIRECTIONS

From Camborne Tesco proceed along Wesley Street, through Centenary Street and on into Trevenson Street. At the mini roundabout turn right into Cross Street and

then first right into Union Street where number 58 will be found in the lower part on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

### SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



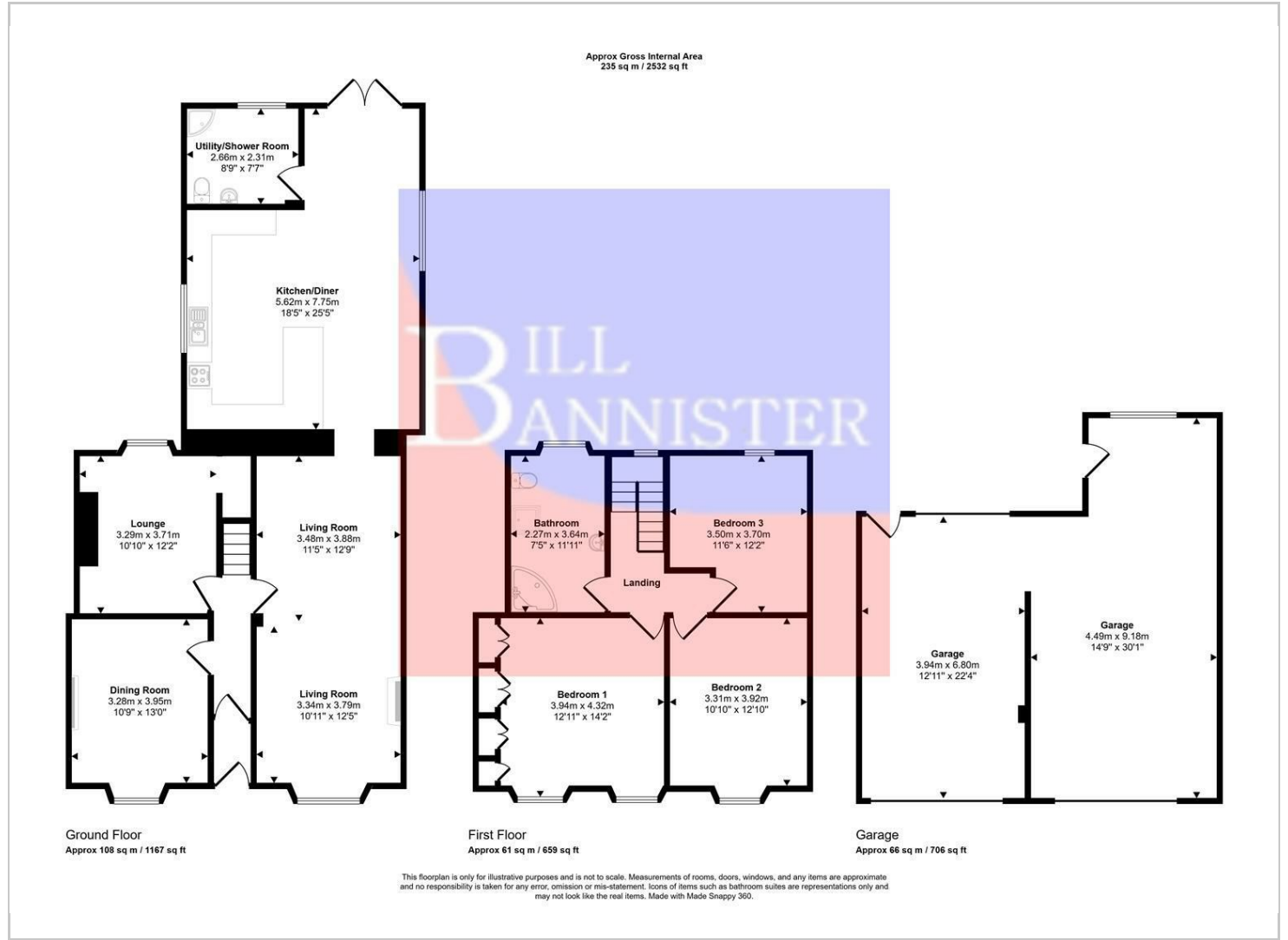
Hybrid Map



Terrain Map



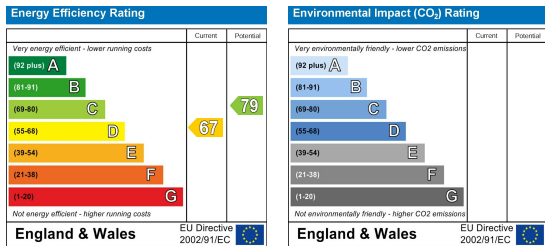
Floor Plan



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



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