

Property details

Miller

C.1592

3A, ROSKEAR VILLAS,
CAMBORNE.

£23,500 FREEHOLD

41 Commercial Street
Camborne Cornwall TR14 8JX

Telephone (0209) 714438



A most tastefully updated and modernised semi-detached stone fronted property, most conveniently situated within only a few minutes level walk of Camborne main centre and all amenities. The present owners have maintained the property to a very high standard, tastefully decorating throughout to the well arranged accommodation which comprises, Hallway, Lounge, Separate Dining room, Very large and well equipped Kitchen/Breakfast room, 3 Bedrooms and modern Bathroom plus Separate W.C. There is the benefit of

comprehensive gas fired central heating to panelled radiators in the principle rooms, easily maintained garden areas are to the front and rear, whilst there is car parking space available close by.

This is without doubt, a most exceptional property, in the thoroughness of the works which have been carried out and which cannot be fully described within these brief particulars, your viewing appointments are most strongly advised.

THE ACCOMMODATION COMPRISES (All dimensions being approximate)

GROUND FLOOR

GLAZED DOOR - To:-

ENTRANCE HALLWAY - Stairs to the first floor.

LOUNGE - 13'6" X 13'8" Attractive modern tiled fireplace and hearth. Four power points. T.V. aerial point.

DINING ROOM - 12'3" X 9'6" Central heating radiator. Two power points. Built-in understairs storage cupboard housing the electric meters.

KITCHEN/BREAKFAST ROOM - 15'3" X 9'3" Single drainer stainless steel sink unit (H&C) including drawers and cupboards. Range of fitted floor units adjoining, also including drawers and cupboards and offering ample working surfaces, further range of worksurfaces incorporating storage space beneath for washing machine etc. Two double glass fronted wall cupboards. Electric cooker panel. Six power points. Two fluorescent strip lights. Central heating radiator. Two large built-in store cupboards. Fitted Cocrord W.R.S. gas heater providing domestic hot water and central heating. Part glazed doors, one to the front and one to the rear garden.

FIRST FLOOR -

LANDING - Central heating radiator. Access to roof storage area. Built-in airing cupboard housing the hot water cylinder. Large built-in store cupboard.

Important. Miller & Co for themselves and for the Vendor(s) or Lessor(s) of this property, give notice a these particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mis-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract b any intending purchaser or tenant must satisfy

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- BEDROOM 1 - 12'10" X 12' max. Central heating radiator. Two power points.
- BEDROOM 2 - 10'6" X 9' Central heating radiator. Two power points.
- BEDROOM 3 - 10' X 7'9" Central heating radiator. Two power points.
- BATHROOM - With white suite comprising fitted panelled bath, tiled surround. Pedestal washbasin, tiled splashback. Central heating radiator.
- SEPARATE CLOAKROOM - With low level W.C.
- OUTSIDE - Only a short distance from the property there is ample car parking space.
- LARGE SUBSTANTIAL WORKSHOP - Timber frame and measuring approx 9' X 6'.

Garden areas to the front are enclosed and comprise, small flower garden, whilst to the rear is a concrete Patio area, plus lawns and pedestrian access from the rear.

SERVICES - Mains electricity, water, gas and drainage.

CENTRAL HEATING - Supplied by Concord W.R.S. central heating unit to panelled radiators.

DOMESTIC HOT WATER - Supplied via gas central heating system.

RATEABLE VALUE - £123.00 Rates payable £139.72

VIEWING - Strictly by appointment with the agents MILLER & CO.