

LOT
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96 Park Road, Camborne, Cornwall TR14 8QB

*GUIDE PRICE £85,000+



A two bedroom, two reception mid terrace cottage with a garage, now requiring some updating.

DESCRIPTION

This two bedroom mid terraced property would make an ideal investment opportunity, accommodation briefly comprises of two bedrooms (with the master bedroom having a dressing room attached), lounge, separate dining room and kitchen fitted with a range of base and wall units. To the rear is a downstairs bathroom, enclosed rear garden with outbuildings garage and parking. The property suits cash buyers only due to an inconclusive Mundic test being carried out.

LOCATION

Situated within walking distance of the town centre, close proximity to local primary and secondary schools, a short walk to the local convenience stores and with easy access to the A30 by car. Camborne is located approximately 5.3 miles from Redruth and also features a mainline railway station that serves the County and up to London Paddington.

ACCOMMODATION

Ground Floor Entrance hallway leading to the lounge, dining room and with stairs to the first floor. From the dining room is a kitchen, bathroom and access to the courtyard and garage.

First Floor Two bedrooms with the master having a walk in dressing area which subject to the relevant planning, could be converted into a third bedroom.

Outside A courtyard garden is located from the kitchen, which leads to outside storage and a garage. A service lane is at the rear which also overlooks the park at the rear.

NOTE

We have been informed that there has been an inconclusive Mundic test carried out on the property, therefore its advised it is only suitable for cash buyers.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.

