

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£195,000

Aneray Road, Camborne, TR14 8UB



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REQUIRES REFURBISHMENT
- GAS CENTRAL HEATING
- CONSERVATORY
- GARAGE
- GARDENS
- NO ONWARD CHAIN

A three bedroom end terrace home in need of some refurbishment to most areas and located on the edge of this ever popular development within easy reach of local schools, shops and Camborne town with its good A30 access and mainline train station. The property is warmed by gas central heating with partial double glazing and some secondary glazing. The accommodation briefly comprises of: - Entrance Porch, Lounge, Dining room, Kitchen, Conservatory and to the first floor, Three bedrooms two of which are double, and the Bathroom/WC. There are gardens to front, side and rear and the property benefits from a single garage to the rear. EPC: TBA



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Aneray Road, Camborne, TR14 8UB

Approached via a pathway leading to a solid front door opening into:-

ENTRANCE PORCH

6'3" x 4'9" (1.91m x 1.45m)

There are single glazed windows to the front and side, cupboard housing the electricity meter and a glazed door to:-

LOUNGE

14'8" x 13'5" (4.47m x 4.09m)

A good sized lounge with twin aspect single glazed windows with secondary glazing panels, wall mounted gas fire with back boiler providing central heating and hot water, telephone point, TV aerial point, door to stairs and archway to:-

DINING ROOM

10'7" x 8'0" (3.23m x 2.44m)

There is a built in cupboard housing the hot water cylinder, further cupboard beneath the stairs, radiator, door to the conservatory and a door to:-

KITCHEN

10'7" x 6'5" (3.23m x 1.96m)

There is a range of eye level and base units with work surface over with inset single bowl sink with side drainer, space for a gas cooker, space for a fridge freezer and windows to the dining room and conservatory.

CONSERVATORY

10'10" MAX x 5'6" (3.30m x 1.68m)

Of block and wood construction with a flat roof and single glazed windows to two sides. Door to the rear garden.

FIRST FLOOR

LANDING

There is a double glazed window to the side and doors to all bedrooms and the bathroom. Loft access hatch.

BEDROOM ONE

14'0" x 8'6" (4.27m x 2.59m)

A good sized double bedroom with radiator and a double glazed window to the front.

BEDROOM TWO

9'5" x 8'5" (2.87m x 2.57m)

A useful second double bedroom with a radiator and a double glazed window to the rear.

BEDROOM THREE

10'1" x 6'0" (3.07m x 1.83m)

A good sized single bedroom with a radiator, built in storage unit and a double glazed window to the front.

BATHROOM/WC

A white suite comprising of a panel bath with electric shower over, low level flush WC, wall mounted wash hand basin with cupboard below, radiator and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Bounded by a low wall with some shrub and flower planting, step up to the front door and a path leading to the side of the property.

SIDE GARDEN

Pathway leading to the rear garden and some planting and bounded by fencing.

REAR GARDEN

The rear garden is mostly laid to patio with some shrub, tree and flower planting, greenhouse, block built shed and a rear pedestrian access gate.

GARAGE

Single sized with an up and over door.

ENERGY EFFICIENCY RATING

This property has been rated as: TBC

