# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£180,000 FREEHOLD

Trevithick Terrace, Moor Street, TR14 8GY



- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- CLOSE TO TOWN
- REAR COURTYARD
- COUNCIL TAX BAND A
- NO CHAIN
- IDEAL FIRST TIME BUY

A two bedroom end terraced house constructed in 2016 and conveniently situated for Camborne town with its range of national and local shopping facilities and mainline railway station. The property is warmed by gas central heating and benefits from an off road parking space. The accommodation comprises of: - Entrance Hall, Cloakroom/WC, Lounge, and Kitchen and to the first floor, Two Double Bedrooms and a Bathroom/WC. There is an enclosed courtyard to the rear offering some outside space. An ideal first time buy or perhaps investment purchase. EPC: B. Council Tax Band A.







# Trevithick Terrace, Moor Street, TR14 8GY

Approached via steps up to a UPVC front door opening into:-

# **ENTRANCE HALL**

There are doors to all ground floor rooms, radiator and stairs rising to the first floor.

# **CLOAKROOM/WC**

There is a close coupled WC, pedestal mounted wash hand basin with tiles splashback, extractor and an obscure double glazed window to the front.

# **LOUNGE**

# 15'5" x 10'10" (4.70m x 3.30m)

A good sized room, with UPVC patio doors leading to the rear courtyard, radiator, TV aerial point, double glazed window to the rear, wood burning stove and built in storage cupboard.

## **KITCHEN**

# 11'6" x 8'0" (3.51m x 2.44m)

There is a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, built in electric hob with built in electric oven below and extractor over, space for a fridge freezer, wall mounted gas combi boiler, space for a washing machine, radiator and a double glazed window to the front.

# **FIRST FLOOR**

# **LANDING**

There are doors to all bedrooms and the bathroom/wc. Loft access hatch.

# **BEDROOM ONE**

15'4" narrowing TO 9'3" x 12'1" narrowing to 9'9" (4.67m x 3.68m)

A good sized double bedroom with 2 double glazed windows to the front, radiator and TV aerial point.

### **BEDROOM TWO**

10'3" x 9'3" (3.12m x 2.82m)

A useful second double bedroom with twin double glazed skylight windows to the rear and radiator.

# **BATHROOM/WC**

There is a panel bath with mixer type shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail, extractor and skylight window to the rear.

# **OUTSIDE**

# **REAR COURTYARD**

The rear courtyard is bounded by walling and fencing and brick paved for ease of maintenance.

### OFF ROAD PARKING

There is covered off road parking for one vehicle.

# **AGENTS NOTE**

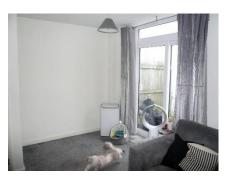
Mains Water, Electricity, Gas and Drainage are connected to the property. Broadband is connected to the property. A good mobile phone signal is present.

# **ENERGY EFFICIENCY RATING**

This property has been rated as B.









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

