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81

10 Garland Place, Camborne, Cornwall TR14 8TJ

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A well-presented three bedroom end of terrace property of non-traditional construction, offering two reception rooms, kitchen and bathroom to the ground floor, with three bedrooms and WC to the first floor, along with front and rear gardens. The property benefits from an air source heat pump and insulation and is likely to appeal to both owner/occupiers and the residential lettings fraternity alike. Cash buyers only.

### Situated

Garland Place is a well-established residential area being conveniently situated for local facilities and amenities along with those of Camborne town centre, local schools and public transport links. Camborne is readily accessible to the A30 and the nearby sandy beaches of Hayle and St Ives.

### Ground Floor

Entrance porch, lounge, inner hallway, dining room, kitchen and bathroom.

### First Floor

Landing, three bedrooms and WC.

### Outside

Lawned front garden with patio seating area and walled rear garden.

### Viewings

Strictly by prior appointment with Miller Countrywide Camborne 01209 780075. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

C

### Council Tax Band

B



### Note

A visual inspection of the property was carried out on the 13th December 2024 by Westcountry Mines with the following result: Clear inspection, low risk, pass. A copy of the report will be available to download in the legal pack.

