

PARKWAY estate agents

for sale

01840 212121
www.parkwayestateagents.co.uk



39 Victoria Road
CAMELFORD
PL32 9XA
£145,000

- TUCKED AWAY
- CHARACTER COTTAGE
- CLOSE TO CENTRE
- VIEWS OVER THE TOWN
- GOOD CONDITION



A CHARMING END OF TERRACE CHARACTER COTTAGE TUCKED AWAY IN A COURTYARD JUST UP FROM THE TOWN CENTRE WITH LEVEL FRONT GARDEN AND VIEWS OVER THE TOWN FROM THE FIRST FLOOR. THE ACCOMMODATION IS LIGHT AND SPACIOUS WITH TWO RECEPTION ROOMS, KITCHEN AND UTILITY DOWNSTAIRS AND TWO GENEROUS DOUBLE BEDROOMS AND BATHROOM UPSTAIRS. THERE IS A WORKSHOP AND LOG STORE ACCESSED FROM THE UTILITY ROOM.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

Situated only a few minutes' walk from the town centre with its good day to day facilities including; butchers, cafe, restaurant, 2 pubs, 2 clubs, doctors surgery, Co-Op and Spar. There is also a riverside park with wooded walks and a footpath following the river Camel. At the top of the town are a primary school, secondary school and recreation centre. Just outside Camelford is Bodmin Moor with amazing scenery and miles of hiking opportunities. Wadebridge and Bude are accessed from the A39.

Dining Room

14' 3" x 9' 3" (4.34m x 2.82m) Upvc obscure double glazed front door opens into the dining room, beamed ceiling, stairs to the first floor, tiled fireplace with open grate, exposed stone wall, night storage heater, storage cupboard and alcove, upvc double glazed window to the side.

Sitting Room

13' 10" x 10' 1" (4.21m x 3.07m) Beamed ceiling, night storage heater, feature stone fireplace with wood burning stove, recessed upvc double glazed window to the front.

Kitchen

10' 6" x 7' 0" (3.20m x 2.13m) Fitted wall and base units with roll edged work surfaces over, decorative tiled splash backs, stainless steel sink and drainer, space for upright cooker and tall fridge/freezer, beamed ceiling, night storage heater, upvc double glazed window to the front.

Utility room

Space for tumble dryer and washing machine, obscure upvc double glazed door to the garden and further door to the workshop.

Workshop

13' 0" x 6' 9" (3.96m x 2.06m) Window to the front, power and light connected, space for chest freezer.

First Floor Landing

Stairs rise from the dining room to a small landing with upvc double glazed window to the front with views over the town.

Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m) Built in cupboard, night storage heater, corridor and door into the bathroom, upvc double glazed window to the side.

Bathroom

White suite with dual flush low level wc, pedestal wash hand basin, panel enclosed bath with electric shower over, wall mounted electric heater, tiled walls, airing cupboard with hot water cylinder and timber slatted shelves, heated towel rail, obscure upvc double glazed window to the front.

Bedroom Two

13' 8" x 10' 1" (4.16m x 3.07m) Built in cupboard, upvc double glazed windows to the front and rear with views over the town.

Outside

Front garden with level lawns, pond, shrub borders, pathways, access to log store, path down to the road into town.

Agents Note

There may be the opportunity to purchase a small piece of land to the top side of the cottage currently owned by someone else, to create a different access and a parking space, subject to the necessary consents.

Services

Mains electric, mains metered water, mains drainage, broadband connected, electric modern heating.

Directions

From the town car park turn left and head up the hill, after 300 yards as the pavement runs out turn left onto a path that leads to this courtyard of cottages.

Number 39 is at the top with the garden in front of it.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdemeanors Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

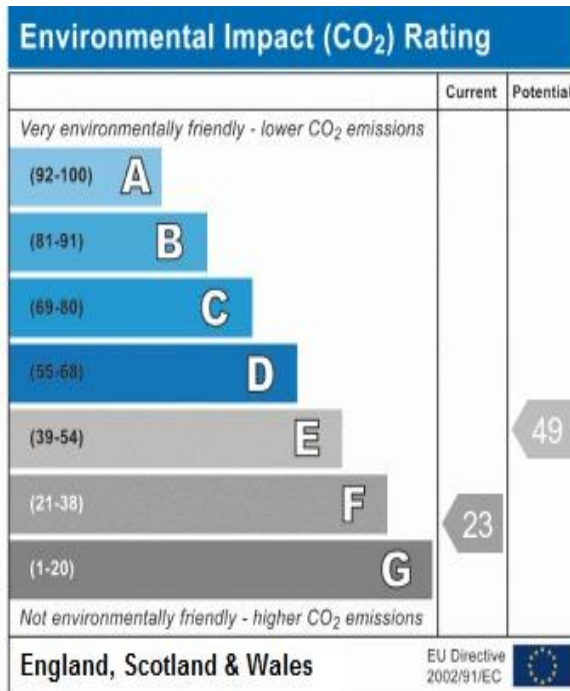
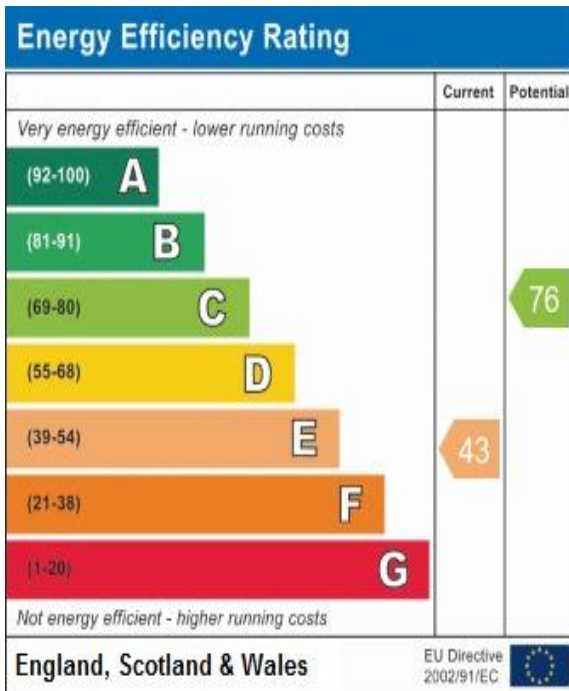


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FLOORPLAN:



ENERGY PERFORMANCE CERTIFICATE:



Address:

39 Victoria Road Camelford Cornwall PL32 9XA

Reference:

CPC00790