



4 Centenary Street,  
Camborne

LODGE & THOMAS

ESTABLISHED 1892

4 Centenary Street,  
Camborne, Cornwall TR14 8HR

**For Sale by Public Online Auction**  
**Closing Date: Friday 12<sup>th</sup> June at 11am**

**Guide Price - £75,000    Freehold**

*A mid-terrace three bedroom cottage with long garden, off-road parking and garage, all requiring complete refurbishment, close to the town centre.*



## The Property

A mid-terrace town cottage requiring complete refurbishment and likely to be suited to cash buyers only. It is currently configured to have at ground floor a reception hall, lounge, dining room and a simple extension room to the rear with bathroom/wc and former kitchen. At first floor there are three bedrooms.

The property fronts directly onto the pavement but to the rear has a long garden, at the end of which is a garage.

The property has been re-roofed in the past and many windows are uPVC double glazed.

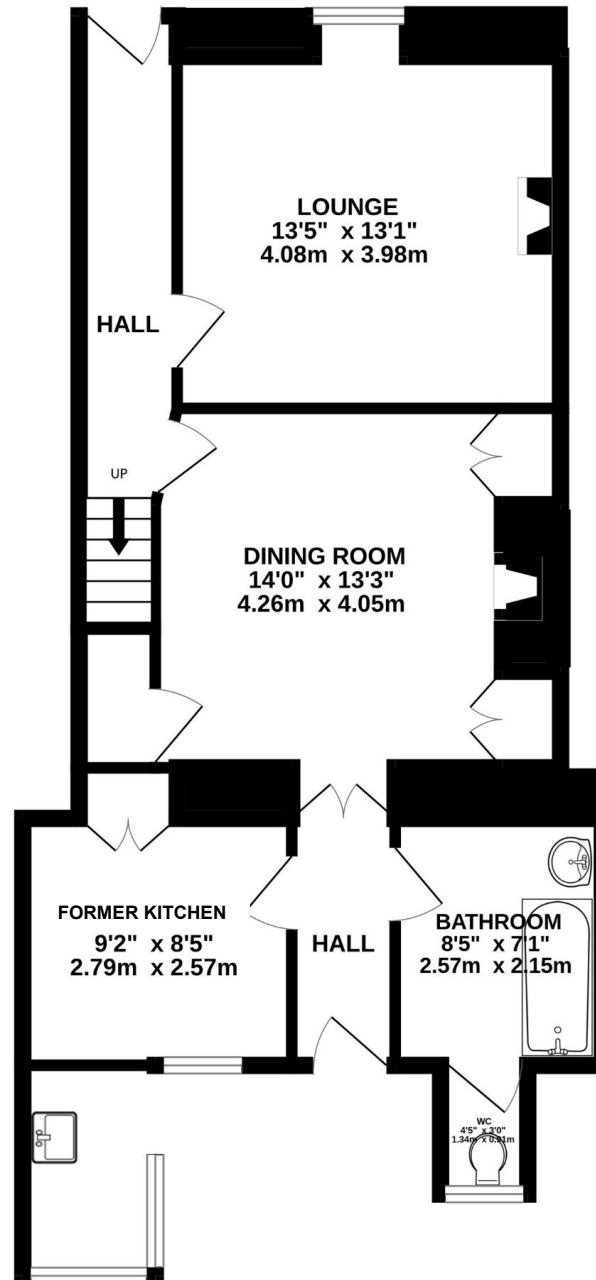
**EPC E Council Tax Band B**

**Services:** Mains electricity, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

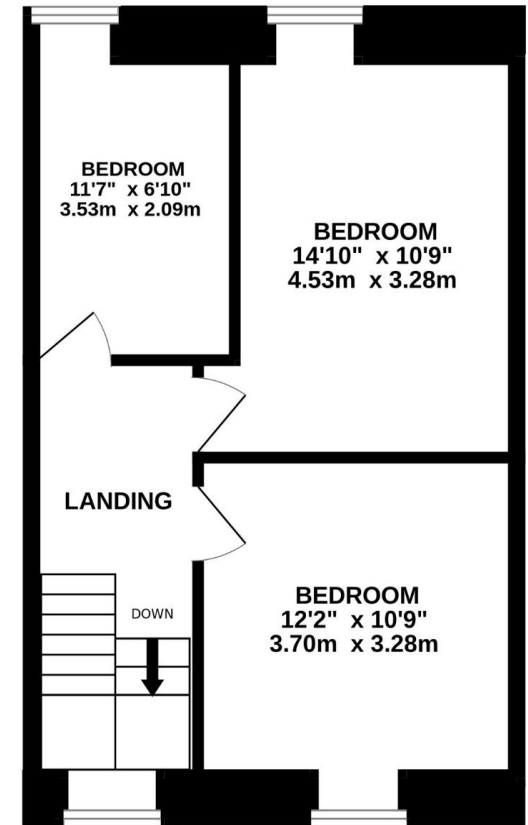
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



### Location

Located just a few moments walk from the busy main street of Camborne, the property is close to a myriad of shops, which include a large Tesco supermarket. Schools and the railway station are all within a short walk.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Upon entering Camborne from Pool, proceed over the road, over the roundabout near Tesco and follow the main road onto Wesley Street. Upon passing the Centenary Methodist Church on the left, the road becomes Centenary Street and the property for sale will be found further along on the left hand side, identified by a Lodge & Thomas for sale board.

**what3words** ///product.obligated.triads



**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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