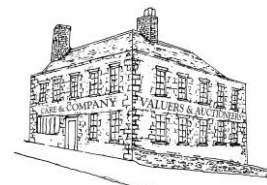


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



21 and 27 North Parade, Camborne TR14 8BJ

Plan for identification purposes only.

Offered for sale by Public Auction

(unless sold previously)

Lot 1 – 21 North Parade, Camborne TR14 8BJ – two bedroom mid terrace cottage in need of modernisation with enclosed front garden and rear gardens.

Lot 2 – 27 North Parade, Camborne TR14 8BJ – two bedroom end of terrace cottage in need of modernisation with enclosed front garden and rear garden and garage.

The auction will be held on Friday 3rd August at 12 noon
at The Old Shire Inn TR14 0RT

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

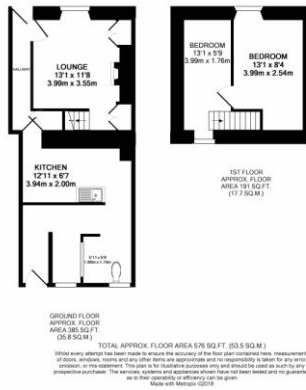
Tel: 01326 565956

21 and 27 North Parade, Camborne TR14 8BJ

The cottages are conveniently located being some 400m from the main shopping centre of Camborne. In the town are a good range of shops, banks, professional services etc. There is also a main rail station on the Penzance/Paddington Line, bus services to the neighbouring towns, senior and junior schooling.

Lot 1

21 North Parade is a mid terrace cottage with enclosed front and rear gardens. To the rear an extension was started in 2011 to provide ground floor shower and toilet facilities but has not been completed.



The accommodation comprises:- (all dimensions approximate)

Entrance Hall – leading off

Lounge 13'1" x 11'8"

With stairs to first floor.

Kitchen 12'11" x 6'7"

Rear Hallway/Shower Room/WC

Partly constructed.

First Floor

Bedroom One 13'1" x 8'4"

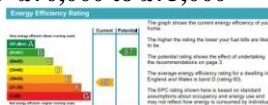
Bedroom Two 13'1" x 5'9"

Outside – To the front of the property is an enclosed garden area. Some of the adjoining properties have removed the garden wall to form an off road parking space. Such works would be subject to obtaining any necessary planning permission etc. To the rear is an enclosed garden some 100ft in length with rear pedestrian access.

Services – Mains Water, Mains Gas, Electricity and Drainage

Tenure – Freehold with vacant possession.

Price Guide Lot 1 -£70,000 to £75,000



Lot 2

27 North Parade is an end of terrace cottage with enclosed front and rear gardens.



The accommodation comprises:- (all dimensions approximate)

Entrance Porch

Hallway with stairs to first floor.

Lounge 13'4" x 11'10"

Dining Room 9'2" x 8'1"

Kitchen 8'7" x 7'6"

Shower Room – with corner shower, hand wash basin and low level wc.

First Floor

Bedroom One 15'1" x 11'3"

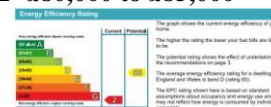
Bedroom Two 10'4" x 5'5"

Outside – To the front of the property is an enclosed garden area. To the rear is an enclosed garden some 100ft in length with a detached garage.

Services – Mains Water, Electricity and Drainage

Tenure – Freehold with vacant possession.

Price Guide Lot 2 -£80,000 to £85,000



Vendors Solicitors – Randle Thomas Solicitors. 2 Wendron St., Helston. Fao Mr J Timmis.

An auction pack will be available from the auctioneers offices and can be forwarded free of charge by email.

Auctioneers - CARE & COMPANY

58 Coinagehall St, Helston.TR13 8EL 01326

565956

careandcompany@btconnect.com

www.careandco.co.uk

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