



**Laity Fields
Camborne
Cornwall
TR14**

Offers In Excess Of £280,000

bettermove

Laity Fields Camborne

Bettermove are proud to present this 4 bedroom end of terrace house in Camborne.

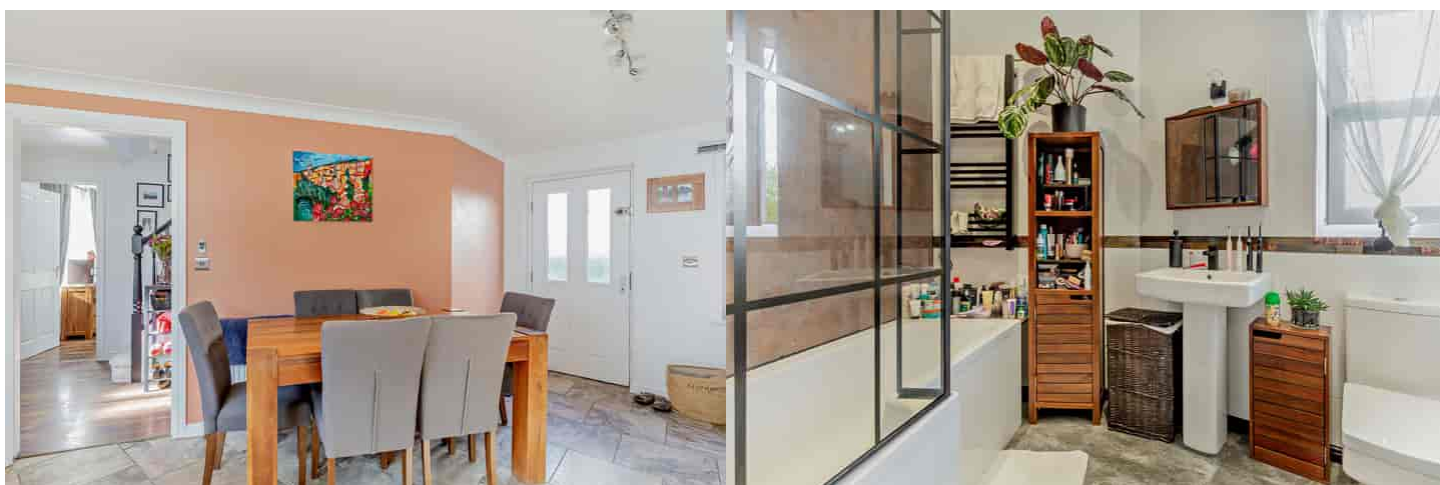
This property benefits from double glazing, gas central heating throughout, with allocated parking available to the rear of the property.

The council tax band is B.

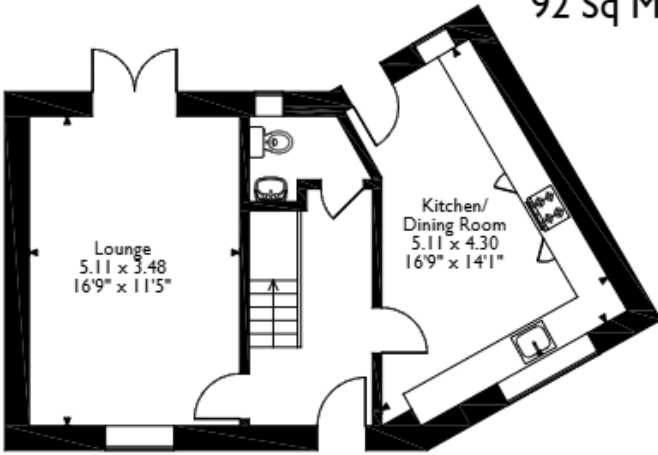
The interior of this beautifully presented property comprises a spacious living room, complete with engineered walnut wood flooring, fitted kitchen/diner, and WC on the ground floor. The first floor consists of four bedrooms, including two doubles, and two singles, alongside the family bathroom, the loft room has been fully boarded, with power, lights and pull down stairs. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Camborne, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and 8 miles from the seafront. Excellent transport links can be found from Camborne Train Station, a variety of local bus routes, and quick access to the A30.

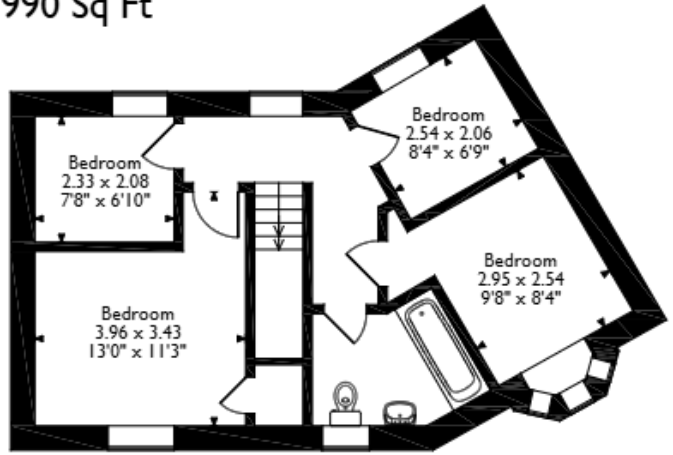
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Laity Fields, Camborne
 Approximate Gross Internal Area
 92 Sq M/990 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	84
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	68	81
England, Scotland & Wales		
		EU Directive 2002/91/EC



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