



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

WELL-LOCATED WILLOW STREET CAPE COD HOME



Thurs. September 16, 2021 • 6PM

**4 VILLAGE SQ.
WILLOW STREET, PA 17584**

This well-located Willow Street home sits on a nice lot in a quiet neighborhood with easy access to Route 272, 741 and 222. **The first floor features** a living room with brick surround, wood burning fireplace, eat-in kitchen with patio door to back deck, 2 bedrooms, a full bath and laundry. **The second floor** is unfinished but could be transformed into additional living space. **The unfinished lower level** hosts the mechanicals. **Additional amenities** include an attached 1-car garage with additional storage space, nice landscaping, and maturely shaded backyard.

AUCTIONEER'S NOTE:

**Open Houses: Sat. Sept. 4, 10am – 12pm
& Tues. Sept. 7, 5pm – 6:30pm
Or Call For An Appointment**

Auction for: Marian M. Graybill
Attorney: Frank A. Nardo, Esquire

For information about financing call 717-664-5238

Real Estate Terms & Conditions: \$10,000 down day of sale. Balance due at settlement on or before 60 days. Written Conditions of Sale and Announcements made on day of sale take precedence over advertised infor-

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
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Type: Cape Cod
Construction: Frame
Exterior: Vinyl Siding
Roof: Asphalt
Garage: Attached 1-Car, Storage & Exterior Door
Square Footage: 956+/- sq. ft.
Lot Size: 0.22+/- acres
Year Built: 1985
Heating/Cooling: Electric Heat Pump Forced Air, Central

Flooring: Carpet, Vinyl
Water/Sewer: Public Water & Sewer (Water Softener, Unused For Some Time)
Electric: 200amp
Zoning: Medium Density Residential
Taxes: \$3,583.86
School District: Lampeter-Strasburg
Township: West Lampeter Township

First Floor

Living Room: 13'3" x 14'10", Wood Burning Fireplace with Brick Surround, Carpet
Kitchen/Eat-in: 11'1" x 15'11", Dishwasher, Patio Door to Deck, Chair Rail, Vinyl
Laundry: 7'8" x 5', Closet, Vinyl
Bedroom 1: 13'3" x 11'10", Closet, Carpet
Bedroom 2: 11'1" x 8'10", Closet, Carpet
Bathroom: 7'9" x 4'11", Tub/Shower, Vinyl

Second Floor

Unfinished - Potential Living Space

Lower Level

Unfinished, Sump Pump

All Measurements are Approximate



LENDERS

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