



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

RURAL 3 BEDROOM BRICK HOME ON 1.4 ACRE LOT



Saturday, March 6, 2021 • 10AM

**3046 CHARLESTOWN RD.
LANCASTER, PA 17603**

This rural 3-bedroom brick home sits on a large, 1.4-acre lot and boasts farmland views while also offering easy access to Route 999 and 741. **The interior of the home** features a living room, eat-in kitchen, 3 bedrooms and 1 and a half baths. **Additional amenities** include an unfinished basement, covered side porch, detached 1-car, brick garage and large garden shed.

AUCTIONEER'S NOTE: SETTLING AN ESTATE

Auction for: Estate of J. Newlin Groff
Attorney: Thomas Goodman

**Open Houses: Sat. Feb 20, 10am – 12pm
& Mon. Feb 22, 4:30pm – 6pm
Or Call For An Appointment**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: Cape Cod
Construction: Frame
Exterior: Brick, Vinyl
Roof: Asphalt
Garage: Detached 1-Car Brick Garage (264sq. ft.)
Square Footage: 1,316sq. ft.
Lot Size: 1.4 Acres
Year Built: 1954

Heating/Cooling: Fuel Oil Forced Air / Central Air
Flooring: Hardwood, Linoleum, Carpet (over hardwood)
Water/Sewer: On-Site, Electric Water Heater
Zoning: Agricultural
Taxes: \$3,793.78
School District: Penn Manor SD
Township: Manor Township

First Level

Living Room: 12'9" x 19'8", Side entrance to covered porch
Kitchen: 9'5" x 12'7", Peninsula, Pantry, Exterior Entrance, Vinyl
Dining Area: 9'6" x 12'7", Vinyl
Bedroom: 12'8" x 10'5", Closet, Hardwood
Bedroom 2: 11'8" x 13'2", Closet, Carpet
Bath: 9'4" x 6'2", Tub/Shower Combination with Tile Surround, Linen, Vinyl

Second Level:

Bedroom 3: 13'3" x 13'3", Closet, Carpet
Half Bath: 5'9" x 5'11", Carpet
Storage Area - Unfinished

Lower Level:

Unfinished with Laundry Hook-up, Laundry Tub, Shower,
Hand Sink, Exterior Entrance

Exterior:

Covered Side Porch

All Measurements are Approximate



LENDERS

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