



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
ONLINE PERSONAL PROPERTY

MANHEIM BORO CAPE COD ON QUIET STREET



Tues. July 26, 2022 • 6PM
Online Only Personal Property

326 W. FERDINAND ST.
MANHEIM, PA 17545

This well located well cared for affordable Cape Cod style property is located on a quiet street in Manheim borough. **The interior of the home** features a kitchen with oak cabinetry, open dining room, spacious living room, full bathroom and two bedrooms on the first floor. The **second-floor** hosts one bedroom with tongue and groove flooring and an office area. **The full, dry basement** offers a large laundry area. **Additional amenities** include a detached, oversized, heated garage. **This property is in need of very minor cosmetic updating but offers lots of potential!**

AUCTIONEER'S NOTE:

**Open Houses: Sat. July 16, 10am – 12pm
& Mon. July 18, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Abram Eugene Huber Est.
Attorney: Susan Young

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 Style
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle-New
Garage: Detached oversized garage
Square Footage: 1,401sq. ft.
Lot Size: 0.16 acres
Year Built: 1950

Heating/Cooling: Natural Gas Furnace, First Floor AC
Water/Sewer: Public
Zoning: Residential
Taxes: Approx. \$3,007
School District: Manheim Central SD
Township: Manheim Boro

First Floor:

Living Room: 13' x 20'

Dining Area: 10' x 12'

Kitchen: 14' x 9'

Bathroom: 9' x 6'

Bedroom 1: 13 x 12'

Bedroom 2: 13' x 13'

Second Floor:

Bedroom 3: 13' x 15'

Office: 11' x 22'



LENDERS

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