

## CHARMING MANHEIM BRICK RANCH HOME

Saturday, December 6, 2025 • 12pm

327 W. FERDINAND ST.  
MANHEIM, PA 17545



**T**his well-built, all-brick home is nestled on a quiet street in Manheim Borough and surrounded by similar homes. The main floor features a cozy living room, an eat-in kitchen, two spacious bedrooms, a full bathroom, and a bonus room or office with access to the quaint backyard—all with exposed wood floors. Additional amenities include a finished basement with built-in cabinetry and a utility room, a covered front porch, an attached 1-car garage, and replacement windows throughout. This affordable home has been well maintained and requires very minor cosmetic updates to make it your own!

Open Houses: Sat. Nov. 15, 10am-12pm  
& Mon. Nov. 17, 4:30pm-6pm  
Or Call For An Appointment



### FEATURES



WELL LOCATED



HARDWOOD FLOORS



ATTACHED GARAGE

Auction for: Claudette Snavelly  
Attorney: JD Young

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** One Story  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** Attached 1-Car  
**Square Footage:** 1,130 sq. ft.  
**Lot Size:** 0.12 acres  
**Year Built:** 1952

**Heating/Cooling:** Electric Heat Pump / Central AC  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$3,664  
**School District:** Manheim Central SD  
**Township:** Manheim Borough

### Main Floor:

Eat In Kitchen, 12'1 x 13'8  
Living Room, 10'8 x 17'8  
Full Bathroom, 6'9 x 9'6  
Bedroom, 9'6 x 12'9  
Bedroom, 12'9 x 12'10  
Bonus Room/Office, 9'8 x 10'4

### Basement

Finished, 10'2 x 19'8

### Attic Storage

1 Car Garage, 12'6 x 22'6

*\*All Measurements Approximate*



**\*For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.