

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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Listing Agent: Chuck Svendsen Cell (641) 425-7159

**720 4th Ave SE**

Hampton, IA 50441

Franklin County

MLS#53015233

***ASKING PRICE \$51,000***



<b>Total Bedrooms</b>	2
<b>Total Bathrooms</b>	1
<b>House Size</b>	864 sf
<b>Garage Size</b>	11' x 20' Att.
<b>Lot Size</b>	62' x 132'
<b>Year built</b>	1943
<b>Taxes</b>	\$866 per yr.
<b>Heat</b>	Gas FA
<b>Utility(24 mo.Ave)</b>	\$160
<b>Central Air</b>	Yes
<b>School District</b>	Hampton-Dumont

## Main Floor

<b>Eat in Kitchen</b>	17' x 10'
<b>Living Room</b>	20' x 12'
<b>Bedroom</b>	11' x 10'
<b>Bedroom</b>	12' x 9'
<b>Bathroom</b>	12' x 6'

**Full unfinished basement w/laundry.**

## Utilities:

Water & Sewer - City of Hampton (641) 456-4853

Electric & Gas - MidAmerican Energy (888) 427-5632

## **Realtor Remarks**

Affordable 2 bedroom, 1 bath home with attached garage in a desirable SE Hampton location. Situated on a corner lot this home features an eat in kitchen, large living room, and full basement. Great starter home or investment property! Call or text listing agent Chuck Svendsen at 641-425-7159 to schedule a showing today! To see more pictures please visit [www.hamptoniowarealestate.com](http://www.hamptoniowarealestate.com)!



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