

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

Phone (641) 456-4707 Fax (641) 456-5643

Listing Agent: Kathy Plendl

Cell (641) 430-3821

**ASKING PRICE \$64,900**

**4 - 2nd Ave NE**

**Hampton, IA 50441**

**Franklin County**

**MLS#53014130**



<b>Total Bedrooms</b>	4
<b>Total Bathrooms</b>	1.5
<b>House Size</b>	1,319 sf
<b>Garage Size</b>	1 Car Att.
<b>Lot Size</b>	62' x 77'
<b>Year built</b>	1933
<b>Taxes</b>	\$510 per yr.
<b>Heat</b>	Gas FA
<b>Utility(24 mo.Ave)</b>	\$166
<b>Central Air</b>	Yes
<b>School District</b>	Hampton-Dumont

**Utilities:**

Water & Sewer - City of Hampton (641) 456-4853  
Electric & Gas - MidAmerican Energy (888) 427-5632

Depending on sale price Seller may purchase range & refrigerator.

**Main Floor**

<b>Kitchen</b>	13' x 11'
<b>Living Room</b>	13' x 15'
<b>Dining Room</b>	13' x 12''
<b>Bedroom</b>	11' x 10'
<b>1/2 Bath</b>	6' x 11'
<b>Front Porch</b>	17' x 8'

**2nd Floor**

<b>Bedroom</b>	12' x 13'
<b>Bedroom</b>	11' x 13'
<b>Bedroom</b>	10' x 13'
<b>Bathroom</b>	10' x 8'

**Realtor Remarks**

4 bedroom, 1.5 bath home with a central location near downtown Hampton. This home features fenced in rear yard with deck, corner lot location, and single attached garage. Improvements include updated kitchen with new cabinets, counter, and floor, new furnace and central air in 2018, updated plumbing & wiring, vinyl tilt in windows, updated baths, and fresh paint both inside and out.

The above information, although believed to be accurate, is **not guaranteed** or warranted to be by Abbott Realty or associates.

**Abbott Realty's policy is to cooperate with All other Realtors.**



Visit our web-site at [www.abbottrealty.us](http://www.abbottrealty.us)!

E-mail: [kathy@abbottrealty.us](mailto:kathy@abbottrealty.us)

Member of the area MLS [www.heartofiowamls.com](http://www.heartofiowamls.com)