

120000 3br (12502 USD)

Location Louisiana https://www.genclassifieds.com/x-764549-z

QR Code Link to This Post THIS WOULD MAKE A GREAT - SAFE - STARTER, INVESTMENT, RETIREMENT, OR USM

STUDENT HOME IN THE COUNTRY. THIS IS A NON-SMOKED IN PROPERTY.

VERY NICE 3 BED, 1 BATH BEAUTIFUL HOME - MOSTLY COMPLETED RENOVATIONS

FROM THE 2013 TORNADO, NEEDS MINOR COSMETIC INTERIOR TRIM AND PAINT

WORK, ETC. ***** DON'T RENT COLLEGE STUDENTS A HOME, OWN IT YOURSELF.

LIST OF SOME THINGS THAT WERE NEWLY REPLACED SINCE 2013.

\$20K - NEW 26' GUAGE GREEN METAL HIP ROOF

ALL NEW 1/2" REAL PLYWOOD ROOF DECKING INSTALLED OVER THE ORIGINAL PLYWOOD ROOF DECKING FOR BETTER SUPPORT

2 HOT WATER HEATERS (40 GAL. GAS & 30 GAL. ELECTRIC)

LOW E, DOUBLE INSULATED SINGLE HUNG WHITE VINYL WINDOWS

NEW GLASS BACK STORM DOOR

SMART KEY - DEAD BOLT FRONT & REAR DOOR LOCKS

COMPLETE NEW BRYANT A/C SYSTEM, DUCTS, GRILLS, INDOOR & OUTDOOR UNITS

UPDATED DIGITAL A/C & HEAT THERMOSTAT





WALK IN CLOSETS IN ALL ROOMS

CEILING FANS

WOOD STAINED INTERIORS DOORS

BACK PATIO

1 CAR CARPORT

UTILITY ROOM (WASHER & DRYER HOOKUPS) & NEW HOT WATER HEATERS

VERY NICE HUGE REAR YARD, LOT IS APPROX, 65X150?

ALL NEW EXTERIOR SCH - 40' WHITE 4" SEWER LINES - UPDATED RUN TO CLEANOUT

NEWLY UPDATED CEMENT - WOODGRAIN HARDYBOARD PLYWOOD ON (4 SIDES) EXTERIOR OF UTILITY ROOM

FRONT SHUTTERS

NICE BOXWOOD HEDGES IN FRONT AND AZEALIAS? ON BOTH SIDES OF HOME

NICE QUIET & ESTABILISHED VERY SAFE NEIGHBORHOOD

OLDER COMMUNITY

"PETAL" IS KNOWN FOR THE BEST SCHOOL DISTRICT IN THE COUNTRY

LOCATED IN CITY LIMITS

KENMORE PORTABLE DISHWASHER

HOME HAS GREAT & BEAUTIFUL CURB APPEAL

HOME CLOSE TO THE GROCERIES, POST OFFICE, SCHOOLS, GAS STATIONS, POLICE STATION, FIRE DEPT., ETC.

GREAT LOCATION TO RAISE A FAMILY, RENT OUT OR TO RETIRE IN. THIS IS A VERY

NICE LAID BACK COMMUNITY, IN A SETTLED & ESTABILISHED VERY SAFE

NEIGHBOORHOOD. --- DON'T HAVE TO LOCK YOU DOORS HERE.

GREAT INVESTMENT PROPERTY! THESE PHOTOS ARE AFTER THE 2013 TORNADO.

THIS PROPERTY HAS TERRIFIC CURB APPEAL. BEST SCHOOL DISTRICT IN COUNTRY.

APPROXIMATELY 135 MILES FROM KENNER, LA.

110 WALLER STREET IN PETAL, MS. 39465 VIA I - 59 TO EVELYN GANDY PKWY EXIT.

***** VERY SHORT DISTANCE TO USM COLLEGE IN HATTIESBURG. APPROX. 15 MIN.

OWNER / AGENT *** ONLY ASKING \$120,000. BUYER PAYS ALL CLOSING COST.

RECENTLY HAD APPROX. \$75,000 WORTH OF UPDATES AND REPAIRS DONE TO

DATE. PLEASE CALL FOR MORE INFORMATION.

COURTEOUSLY LEAVE **** DETAILED MESSAGE, FOR RETURNED CALLS.

I HAVE OWNED THIS PROPERTY SINCE 1982, MUST SELL! MOTIVATED SELLER.

AGAIN, BUYER PAYS ALL CLOSING COSTS. ****** AVAILABLE IMMEDIATELY.

THIS HAS ALWAYS BEEN A NON-SMOKING VERY CLEAN & WELL KEPT PROPERTY.

ACCEPTING CALLS AFTER 10:30 AM - 8 PM DAILY. PLEASE RESPECT THESE HOURS!

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