



FOR SALE

35 AVONDALE DR
LYNCHBURG VA 24502

List Price: \$289,900



This 2,896 square foot brick ranch has four bedrooms and three baths. The home was built in 1961 and recently remodeled. There are two bedrooms and two full baths on the main level. The additional two bedrooms, an office, one full bath, a family room, and a kitchen area (refrigerator, microwave & sink) located in the walk-out basement. Private back yard and conveniently located just minutes from Liberty University. Low Campbell County Taxes. High-Speed internet provided by Xfinity. The sale of this house is AS-IS. Showings are by appointment only, and the closing date will be after June 5 to accommodate current leases. Hardwood & tile floors on the main level, carpet and vinyl in the basement, brick & vinyl siding, heat pump 2014 w/humidifier, replacement windows 2010, new roof 2010, all appliances less than 4 years old, gas cook stove, gas fireplace (tank leased from Foster Fuels), wood burning fireplace in kitchen, walk-out basement with two entrances from outside and one inside. The laundry hookup in basement, attic scuttle Electric hot water heater .



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