## 3 BR/2 BA HOME IN BLYTHEDALE SOUTH STAFFORD COUNTY, VA

## REAL ESTATE AUCTION Wednesday, May 24, 2017 at 3:00pm

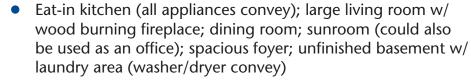
10 Pickering Rd. – Fredericksburg, VA 22405

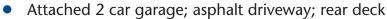


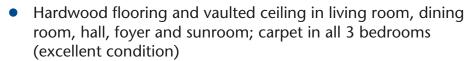
Having relocated to a more comfortable living environment out of state with her son, our seller has entrusted us to market and sell this well maintained home in South Stafford at public auction. Located in a wonderful established neighborhood, this lovely home will make an excellent primary residence or investment property for the new owner. Be here and Bid Your Price!!



 3 BR/2 BA rambler style home on .36 +/- acre lot in Blythedale Subdivision (1,783 +/- sf. above grade & full unfinished basement)









- 10' ceilings on main floor and 12' ceilings in basement;
   walk-in closets in all bedrooms; tons of natural lighting
- Central AC & natural gas heat; gas hot water heater
- Public water & sewer; natural gas
- This home boasts a wonderful location in an established neighborhood, and is close to schools, retail, restaurants, and more!! Serviced by: Ferry Farm Elem., Dixon-Smith MS, and Stafford Senior HS
- Tax Map: 54-V-2-65; Deed Book: 733/724; Zoned: R1;
   Home built in 1990 and is wood sided



## Only \$100,000 Starting Bid!!

Property Tour: Wednesday, May 17 @ 3pm SHARP.





www.nichollsauction.com

Please contact Tammy Dodson Reid at 540-840-9282 with all inquiries

ATTN REALTORS:
Pre-register (by 5 pm 5/23/17)
broker participation is compensated!!