

# .19+/- acres in Clay County, Alabama

## **Cozy 3 Bedroom Home Centrally Located in Downtown Lineville**

Are you looking for a starter home, looking to downsize, or maybe thinking about purchasing an income-generating property in the form of a rental home? If you answered yes to any of those questions then this maybe the perfect property for you!

This 3 bedroom, 1 bathroom home is situated on .19+/- acres and is located in walking distance to schools, shopping, dining, and doctors.

The home is approximately 1,236 +/- sq. ft. and has had several updates over the past few years. There is new paint, trim, and flooring throughout most of the home. The living room is spacious and features a brick fireplace that was recently converted from wood-burning to gas. The dining room is accessed through an open doorway from the living room or the kitchen and is the perfect size for a large dining room table and chairs. The kitchen offers enough space to be an eat-in kitchen and features laminate counters and floors, charming tongue and groove walls and ceiling, and a stainless steel sink. There is a gas drop-in range that will remain with the home, but all other appliances belong to the current renter and will not remain. All bedrooms and the bathroom are accessed from a central hallway in the home. Two of the bedrooms have new hardwood laminate flooring and tile ceilings, one of the bedrooms has new drywall and the other has original tongue and groove walls. The bathroom is located at the end of the hallway and has new drywall, new beadboard paneling, new laminate-tile flooring, a tub-shower combo and a number of other updated hardwares and fixtures. The bathroom also offers custom built-in open shelving for storage. The master bedroom is the largest of the three and has new laminate flooring. The laundry room is a full-size laundry room and is accessed from the master bedroom. The washer and dryer belong to the current renter and do not remain with the home.

The utilities for the home consists of city sewer, city water, natural gas, city trash pick up, and Alabama Power. There is currently phone and internet in place but the possibilities are endless for internet choices. At this time, the home does not have central heat and air. However, there are window-units in place that both heat and cool, and additional heat sources being a gas wall heater and gas logs.



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Outside features include a paved driveway leading to an attached 1-car carport, a covered front porch, and a fenced in area in the back yard (perfect for pets). The exterior of the home is vinyl siding and a metal roof.

The home is currently occupied by a tenant.

**A 48 HOUR NOTICE IS REQUIRED FOR ALL SHOWINGS! Buyers must agree to a 30 day post occupancy agreement for the current tenant.**

*Please call or text Haley Upchurch at 256-473-2088 to obtain more information or to set up a showing.*

**Land With Home · \$68,455**

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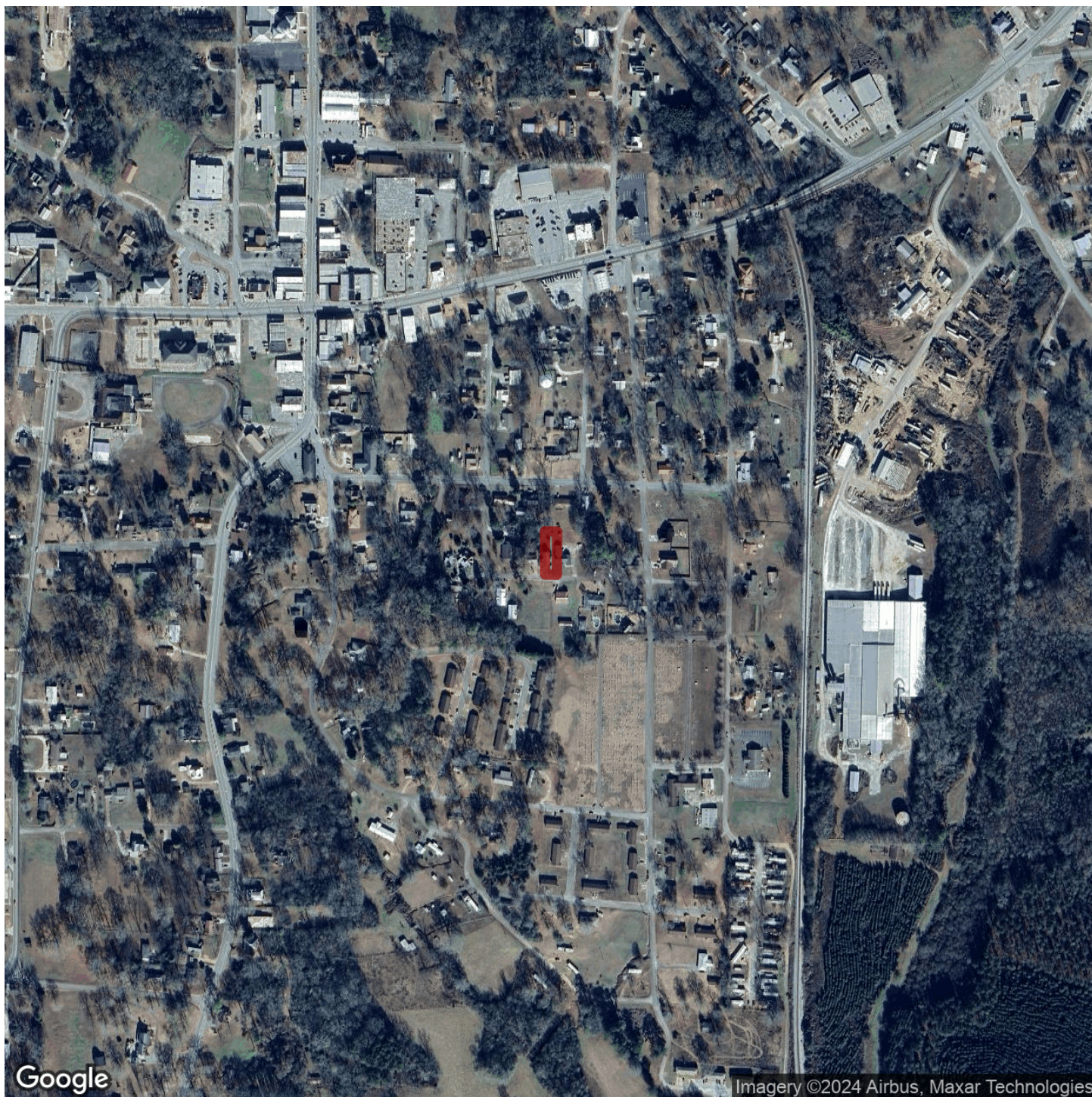
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