

## **3 Bedroom/1 Bath Home on Corner Lot in Hickory Valley, TN**



### **Property Address**

70 Church St.  
Hickory Valley, TN

### **Property Highlights**

- Price: \$65,000.00
- Acres: .44 Ac. Lot
- County: Hardeman
- State: Tennessee
- Closest City: Memphis or Bolivar, TN
- Property Type: Residential



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### **Property Description**

The property is conveniently located on a Corner Lot at the Church St. and Hwy 18 intersection In-town Hickory Valley, within walking distance of Shopping & Churches!! It has a quaint, beautifully decorated home, built in 1939, renovated and ready for occupancy. There is a wood fenced area in the back yard with a matching utility building for storage.

### **Home Details**

- Siding Exterior/Conventional Foundation/Shingle Roof
- Public Water, Sewage, Gas, and Utilities
- Built in 1939 / Remodeled & Renovated / Excellent Condition
- 501 Sq. Foot Front Roofed L-Shaped Front Porch / 196 Sq. Ft. Back Deck
- Rooms
  - **Main Level** (1608 Square Foot Living Area w/Central Heat & Air)
    - 18' x 14'2" Living Room – Carpet (Entry has Wood Floor)
    - 17'9" x 13'2" Dining Room – Carpet (Currently used as Office)
    - 25'2" x 8' 1" Large Hallway (Laminate Wood Floor)
    - 15'5" x 15'4" Eat-In Kitchen – Laminate Wood Floor
      - Drop-In Range-Oven, Microwave, Refrigerator
    - 15'10" x 15'6" Master Bedroom – Carpet / Old FP / Large Closet / Front Porch Entry
    - Full Bath – Laminate Wood Floor – Tub with Shower / CH&A
    - 15'3" x 10' Bedroom 2 – Carpet – Large Closet
  - **Main Level** Enclosed Back Porch / Utility Room (339 Sq. Ft.)
    - Wall Heater / Washer/Dryer / Gas Hot Water Heater / Sink
  - **Second Level**
    - 15'3" x 14'6" Bedroom 3
      - Baseboard Heat - Carpet – Large Closet – 7' Ceiling

\*\*\*Estimated Annual Property Tax: \$298 (Square Footage & Tax Source: Public Record)

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED