244 ELM STREET W, Chatham-Kent (Bothwell)

Ontario, N0P1C0

279,900

For Sale / #X14127460



Bedroom(s): 3

Bathroom(s): 1

Lot Dimensions: 50.2 x 132.4 FT

Description

Tired of paying rent ? Then beat the next rate increase, stop putting money in your landlord\'s pockets, and build some equity of your own. Most properties at this price point need enormous amounts of work and money, or worse, a bulldozer. This one needs none of this. It\'s a modest two storey home for sale in the quaint little village of Bothwell. Maintenance free exterior, located close to main street and the park. There is main floor laundry, a large eat-in country kitchen, formal dining and living room with hardwood. There is another small room on the main floor that could be a fourth bedroom in a pinch, as it has a window. Upstairs is a huge primary bedroom with two additional smaller bedrooms. There are some replacement windows, new furnace in 2023, and the roof is under ten yrs old as well. Everything works as it should, and can easily be moved into, while you consider making it the way you want. Excellent for first time buyers, who are looking for a safe, affordable, and peaceful place to live and raise a family. Taxes are incredibly cheap, compared to larger centres. Easy to show with a very flexible closing. Do the numbers, it\'s a no-brainer. Make Bothwell your home ! (id:6772)

Features

Area	Chatham-Kent (Bothwell)	**Water**	Municipal water
Province	Ontario	**Sewer**	Septic System
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	2
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Window air conditioner
Lot Dimensions	50.2 x 132.4 FT	**Total Parking**	2
Heating	Natural gas	**Parking**	No Garage