

AUCTION

FRIDAY, AUGUST 23, 2024, 12:30 PM
OPEN HOUSE AUCTION DAY AT 11:00 AM



Built in 1925, this charming cape cod home offers 1,449 sq. ft. of living space, featuring 3 bedrooms and 2 bathrooms. Located in a serene and desirable neighborhood, this home is perfect for those looking to enjoy a quiet, community-oriented lifestyle with all the conveniences Bedford has to offer.

- **Main Floor:** Enjoy a cozy living room with a fireplace and built-in cabinets, a formal dining room, a functional kitchen, a full bathroom, and a first-floor bedroom.
- **Second Floor:** Two spacious bedrooms, a second bathroom, ample closet space, and attic storage areas.
- **Basement:** An older finished basement complete with a wood burner, a full basement bathroom, a laundry room, and additional storage.
- **Floors:** Beautiful hardwood floors throughout the home.
- **Exterior Features:** A charming covered front porch and a covered back porch overlooking the yard, along with a two-story garage perfect for your vehicle and extra storage needs.
- **Utilities:** Public sewer & water, updated electric panel

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Daniel Katzenmeyer, Cuyahoga Co. Probate case #2024EST287971

CAPE COD HOME & GARAGE

In the coveted
"Presidents Streets"
area of Bedford, OH

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BEDFORD, OH 44146



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Scan for auction details, including directions.

All sells to settle the estate on location.