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HOME FOR SALE

504 Flannery Avenue, Cambridge, Nebraska

OFFERED AT
\$92,000

Highlights:

- Original Woodwork
- New Kitchen Appliances
- Corner Lot with Large Yard



For additional information, please contact:

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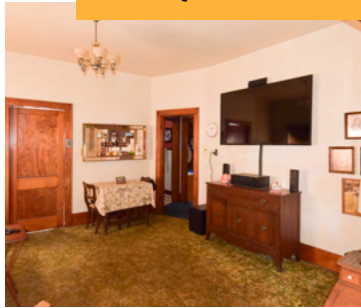
Property Information

Property Description: Come see this charming bungalow-style home on a spacious corner lot brimming with possibilities. The enclosed front porch provides a relaxing setting for morning coffee or quiet evenings and welcomes you through a vintage wood door into the living room. Original woodwork and soaring ceilings throughout the main level showcase the elegance of timeless craftsmanship. A seamless flow leads from the living room into a flexible second living space or formal dining room, then to the kitchen with updated appliances, and finally to the enclosed back porch-currently enjoyed as a dining area. Three main-floor bedrooms include built-in closet drawers and a convenient laundry chute (in one). One bedroom also provides a peak at beautiful hardwood floors beneath the carpet. Two bathrooms are also available on this level. The partially finished basement offers endless personalization potential, with a canning room, workshop, laundry, extra living space, and furnace room. Updated HVAC and water heater (replaced in recent years) deliver peace of mind. Outside, enjoy an expansive lawn, alley access, and a detached garage.

Community Features: Cambridge is a quintessential American small town in southwest Nebraska located along historic US Route 6 and 34. Featuring an excellent school system, six churches, a championship 18-hole golf course, and a lively downtown area with an array of restaurants and shops, this community has maintained a steady population and continues to attract new residents.

Taxes: \$681 **Price:** \$92,000

Size: 8,400 square feet



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

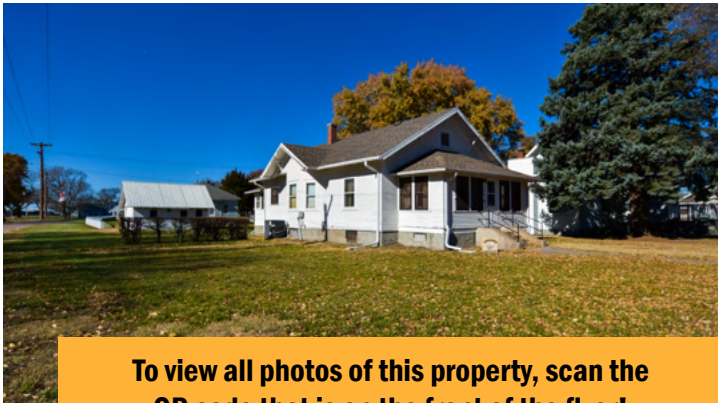
Room Sizes

Main Floor

Kitchen	9'10 x 8'9
Dining Room	15'6 x 13'2
Living Room	13'8 x 13'2
Bedroom	11'6 x 10'8
Bedroom	11'9 x 10'9
Bedroom	10'2 x 9'5
Front Porch	19'3 x 7'5
Back Porch	11'10 x 9'9

Basement

Living Room	26' x 11'4
Laundry Room	13'5 x 8'5
Utility Room	14'2 x 13'5
Storage	11'4 x 8'8
Workshop	13'5 x 8'5



To view all photos of this property, scan the QR code that is on the front of the flyer!