

## TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**1 Story Bungalow with Detached  
2 Car Garage on a .55 Acre<sup>+/-</sup> Lot**

**2655 Strasburg Road  
Coatesville, PA 19320**

**Thursday, April 19th, 2018 - 6:00 PM**



**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

**ADDRESS:** 2655 Strasburg Road  
Coatesville, PA 19320

**DATE:** Thurs., April 19, 2018 6:00<sup>pm</sup>

**OWNER:** John W. Mickel

**★FEATURES★**

Updated one story bungalow with detached 2 car garage  
on a .55+/- acre level lot.

Great location with easy access to major routes.

**★SPECIAL FEATURES★**

Country kitchen with wood laminate floor;  
Yellow pine flooring in living room & bedroom;  
Updated 100 amp electric service;  
Well insulated bungalow.

**★PURCHASE PRICE INCLUDES ★**

Electric oven/range                      Refrigerator  
Washer & Dryer                              7'x14' Shed

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by May 31, 2018.

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this  
property prior to the auction under the auction terms.*

**★OPEN FOR INSPECTION★**

Monday March 19, 2018 from 4-6<sup>pm</sup> &

Wednesday March 21, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 1 Story Bungalow

**YEAR BUILT:** 1900+/-

**LOT DESCR:** .55 Acre +/-

**ZONING:** R2

**TAX PARCEL:** 47-04-0043

**DEED REF:** Book 6203 – Page 57

**LIVING AREA:** 810 +/- SF

**TAXES:**                      **YEAR: 2018**

\$1,047                      **School:** Coatesville

131                      **County:** Chester

90                      **Municipal:** East Fallowfield

\$1,268                      **TOTAL**

**1 Bedroom 1 bath**

ROOM	SIZE	LEVEL	COMMENT
LIVING	11x17	1 <sup>st</sup>	Yellow Pine Floor
KITCHEN	11x17	1 <sup>st</sup>	Wood Laminate
BEDROOM	11x14	1 <sup>st</sup>	Yellow Pine Floor

**BATHS:** 1 full bath

**LAUNDRY/MUDROOM:** 4'x8' Room off kitchen

**HEATING:** 2 propane unit heaters

**WATER HEATER:** Electric

**GARAGE:** 2 Car detached with electric

**WINDOWS/DOORS:** Aluminum with screens

**WATER:** On Site Well

**SEWER:** On Site Septic

**ROOF:** Metal

**★DIRECTIONS★**

From Rt 82 South of Coatesville, take Strasburg Rd West to  
property 1/8 mile on right.