

# Classic Home That Needs a Little TLC!



**Residential Property Address: 310 E. 6th St., Wayne, NE**

**PRICE: \$48,000**

**Legal Description:** W 60' Lots 6-7-8 Exec 12' x 12' of Lot 8, Block 2, North Addition, Wayne, NE.

**Schools:** Wayne Community Schools **Annual Taxes:** \$947.16

**Possession Date:** Negotiable

**Year Built:** 1910 **Lot size:** 6,000 sq. ft

**Property Description:** This home has great character but is in need of a little TLC. 3 bedrooms, 1 1/2 baths and a nice sized lot. Home has new roof and newer vinyl windows, furnace, AC and water heater. This would make an excellent starter home! Call Wendy for your personal tour today.



## Property Details

**Siding:** Wood  
**Roof:** Composite Shingles (New 2015)  
**Cooling:** Central A/C (2005)  
**Heating:** Forced Air (2005)  
**Water Heater:** (2012)  
**Utility:** Breakers  
**Garden Shed:** owned

## Interior Features

Main Level	843 sq. ft.
Second Floor	624sq. ft
Total sq. ft.	<u>1,467 sq. ft.</u>

**This property has a large backyard with shed and alley access.**

## Main Floor

**Kitchen:** 15' x 11'  
**Dining Room:** 10' 8" x 14'  
**Living Room:** 9' x 14'  
**Master Bedroom:** 12' x 11' 5"  
**Half Bath:** 3' x 5' 3"

## Second Floor

**Bath:** 10' 3" x 8' 8"  
**Bedroom #2:** 11' 3" x 14'  
**Bedroom #3:** 10' x 10'

## Basement

**Unfinished**  
**Washer / Dryer Hookups**

(All dimensions are approximate.)

*The information contained within this data sheet, although believed to be accurate, is not warranted.*



206 Main St. Wayne, NE.

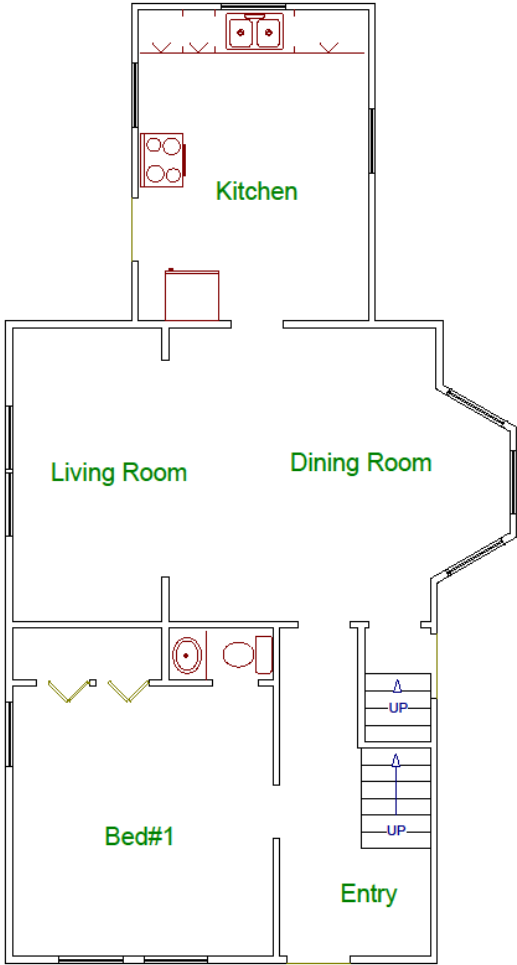
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**Wendy Vawser**  
 Residential Sales

**Main Floor**



**Upper Floor**

