



AREA: Downtown/Core
TYPE: Ranch
AGE: Built in 1885
POSSESSION: Flexible
TAXES: \$1,348 for 2016
HEAT: Forced Air Gas Furnace
RENTAL ITEMS: None
BEDROOMS: 2
BATHROOMS: 2
PARKING: Long Private Gravel Drive with 6 to 8 car parking.
INCLUSIONS: Fridge, Stove, Washer, Dryer, Window Coverings & Shed All in "As Is" condition.



186 Simcoe Street, London, ON

\$119,900 MLS: 102547

Great opportunity for handy person or investor! Perfect location walking distance to downtown, Thames Trails, parks and city bus. Tucked away on a large private lot that is mostly privacy fenced with long private drive for ample parking. Spacious stucco ranch formally used as a duplex now converted to single family. A little TLC plus some new shingles and you will reap the rewards. The oversized great room also works well as a living/dining room. Wonderful kitchen for the chef in the family boasts ample cupboard and counter space and room for a dishwasher. The main floor family room enjoys patio doors to the sundeck for summer b.b.q's . This room could also be your eating area, dining room or 3rd bedroom. Convenient main floor laundry and 2 full baths! The master boasts an ensuite! **Hurry, Won't Last.**

HOME INSPECTION AND SURVEY AVAILABLE

FOR MORE INFO GO TO CANADA'S MOST COMPLETE WEBSITE: www.homesforsaleinlondon.com



Joyce Byrne
Broker
joyce@homesforsaleinlondon.com
519-471-8888



Sutton Group Preferred Realty
181 Commissioners Road West
London ON, Canada 519-471-8888

The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.