

# Berger Realty

Since 1928



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763 Central  
Hammonton, NJ 08037

Asking \$289,000.00



## COMMENTS

This sweet Farmhouse is most definitely one to consider! Oversized front porch gives you the perfect view of your front yard. Which by the way, is set comfortably away from the road. Wrap around sidewalk is so nice!! Very long driveway for many extra cars to park. NO street parking needed here! Elongated detached garage is a bonus. You can park 2 cars, tandem. Back yard is quite large. A most enjoyable semi cleared lot. See if you can spot some fruit bearing trees. This unique 2-bedroom home has a sweet layout. Great sized Livingroom. Small, but functional kitchen. Everything you need for a cozy home. Basement is the full length of home and has plenty of headroom. Ready to be finished by the new owners. Working Oil Tank is in the basement. Sellers do not have full knowledge of the condition of the exterior and interior of home. This home was purchased 'I' as is' in 1999, with no inspections properly performed. Currently, knob and tube wiring appears to be present. This home is to be sold in strictly 'I' as is' condition. Buyers shall do their own due diligence, prior to settlement. Sellers shall not warrant the condition of the home, post-closing. Limited showing times. 2 areas around the home shows strong potential signs of an underground tank. NO factual discoveries have been made. Seller has acquired a professional to look into this. However, All information and remediations are to be obtained by the Buyer. Contact listing agent for more information.

## PROPERTY DETAILS

ParkingGarage  
Detached Garage

Basement  
Full  
Unfinished

Heating  
Oil  
Tank in Basement

Cooling  
Window Units



Ask for Ellen L. Senft  
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