



**431 EDGAR CIRCLE
THOMSON, GEORGIA**

~~\$108,000~~ Reduced to \$103,000

3 Bedrooms. 2 Baths.

MLS # 404661

Very attractive and well maintained brick home with approximately 1,350 Square feet on .29 acre lot. Built in 1972 and has had many recent updates including new windows, roof, HVAC and appliances. It is in an established neighborhood in the Oak Court Subdivision that is convenient to shops, schools and churches. The lawns and shrubbery are well maintained.

Entry FOYER and coat closet.

LIVING ROOM 23' x 13' is carpeted, 2 ceiling fans.

DINING ROOM 14' x 10' is carpeted, ceiling fan, sliding door to rear patio.

KITCHEN 10' x 10' has laminated wood floors. Includes stove & refrigerator (about 1 year old), and dishwasher (about 3 years old). Spacious walk in **PANTRY**.

OWNER'S BEDROOM 13' X 10' Carpeted, ceiling fan.

OWNER'S BATHROOM Walk in shower, shelving.

BEDROOM #2 11' X 10' Carpeted, ceiling fan.

BEDROOM #3 10' x 9' Carpeted, ceiling fan.

HALL BATHROOM with ceramic tile floors and shower surround. Walk in shower with built in seat, vanity, and shelving.

(The above data, although believed to be accurate, is not guaranteed by the listing company.)



MULTIPLE LISTING SERVICE
MLS

®

PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348



Living Room



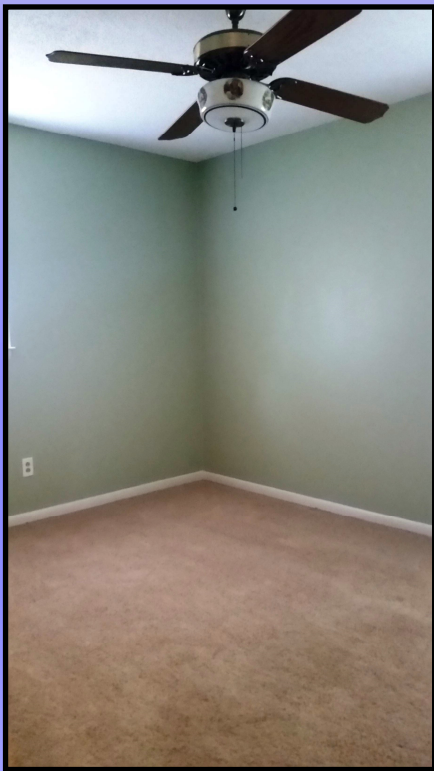
Dining Room



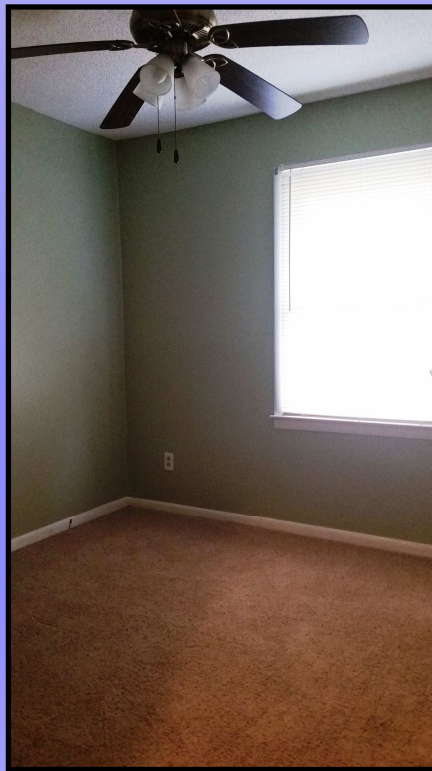
Kitchen



Additional view of Kitchen



Owner's Bedroom



Bedroom #2



Bedroom # 3

OTHER FEATURES:

- **Laundry Closet with shelving. Washer & Dryer are included.**
- **Linen closet in hallway.**
- **Attached single GARAGE** plus detached single **CARPORT**
- **STORAGE BUILDING** 20' X 12' with electricity.
- Covered **PATIO** 40' x 13' with metal roof. This is a spacious outdoor living area that is ideal for relaxing and grilling. It has a wheelchair ramp that can remain with the house or owner will remove.
- All public utilities provided for water, sewer and natural gas hook up.
- Roof shingles are approximately 5 years old. Windows are about 2 years old and blown insulation for attic was added at that time.
- Natural Gas Heat & Air system approximately 2 years old.

**THIS IS A MOST ATTRACTIVE, WELL MAINTAINED HOME
CONVENIENT TO TOWN.**



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DIRECTIONS: From Main Street in Thomson, GA turn onto Whiteoak Street (Hwy. 223). Turn left on Cleveland Street. Turn right on Edgar Circle. House on the right.

LEGAL DESCRIPTION:

Deed Book 633, page 887
Tax Parcel # 0T230165
Plat Book 0, page 66
2016 Taxes \$921.96.

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