



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*

**10 NOLAN STREET  
ST THOMAS**

**\$298,500.00**

566 Talbot Street  
St Thomas, Ontario N5P 1C4  
Call or Text 519-670-9223  
earl-taylor@coldwellbanker.ca



**EARL TAYLOR**  
BROKER



***FEATURES OF THIS FINE HOME:***

- First Time Buyer Alert - Why Rent!! Buy with 5% down and own for \$1,750 per month approx.
- Are you looking for a cute 2 Bedroom bungalow on a nice quiet street within close proximity to Downtown, Parks and Schools? Then look no further!
- This cozy 2 Bedroom home features a Livingroom, Dining area and a Kitchen with access to the rear yard plus a 4 piece Bath.
- Partial basement with separate entrance includes Laundry facilities and is perfect for extra storage.
- Recent updates include vinyl windows, furnace, never replace shingles again with the maintenance free steel roof, freshly painted throughout July 2023
- Private concrete drive, fully fenced yard with Sundeck and Garden Shed
- Once you see this home, you'll be impressed with the condition, the location and how it will suit your family needs for years to come.

**MAIN FLOOR**

LIVINGROOM - 19' 11 x 12'

DINING ROOM - 8' 11 x 8' 1

KITCHEN - 14' 3 x 12' 6

PRIMARY BEDROOM - 12' 4 x 9' 8

BEDROOM - 10' 8 x 10'

BATH - 4 PIECE

**BASEMENT**

STORAGE / LAUNDRY / FURNACE ROOM

TAXES - \$1,492.53 for 2022

LOT SIZE - 34.23 x 130.11 IRREGULAR

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today  
Visit my website at **www.RealEstateinStThomas.ca** or email me at **earl-taylor@coldwellbanker.ca**

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