

# FOR SALE

## 616 North 2nd Street Duncan, Oklahoma

**Real Property consists of** a Nice 2 Bedroom Frame Home with Vinyl Siding (Approximately 776 Square Feet) with a Living Room, Kitchen/Dining Area Combination and Full Bath. The Home has Oak Floors throughout the Home. The Home also has Vinyl Fascia and Soffit, Storm Gutters and a Nice Covered Front Porch.

**Additional Improvements include** an attached 1 Car Garage with Washer and Dryer Hookup. All situated on a nice Lot with a Wooden Storage Building 8'x10' with a fenced in backyard in a Good Neighborhood.

**Brokers' Note:** This is a nice starter home. Please see to Appreciate.

# \$32,500

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