

**FICO Realty Group Presents
16 Champion St. Tewksbury, MA. 01876**



Great location! Enjoy this spacious 10 room Colonial offering versatility to fit your specific needs. Featuring hardwood floors, open living room and dining area off of kitchen, 2 additional rooms that can be used for bedrooms, den or office, 5 bedrooms and a roughly plumbed potential bathroom. Lots of closet space allows for easy storage. Some of the rooms have been freshly painted. Newer heating system, windows, roof, 200 amp service. Nice level yard and located in a beautiful neighborhood. This home has a lot of the big ticket items done just come in fix it up the way you want! Truly a must see! The possibilities are endless! Currently on septic but sellers will have it hooked up to town sewerage prior to closing.

Offered at \$349,900



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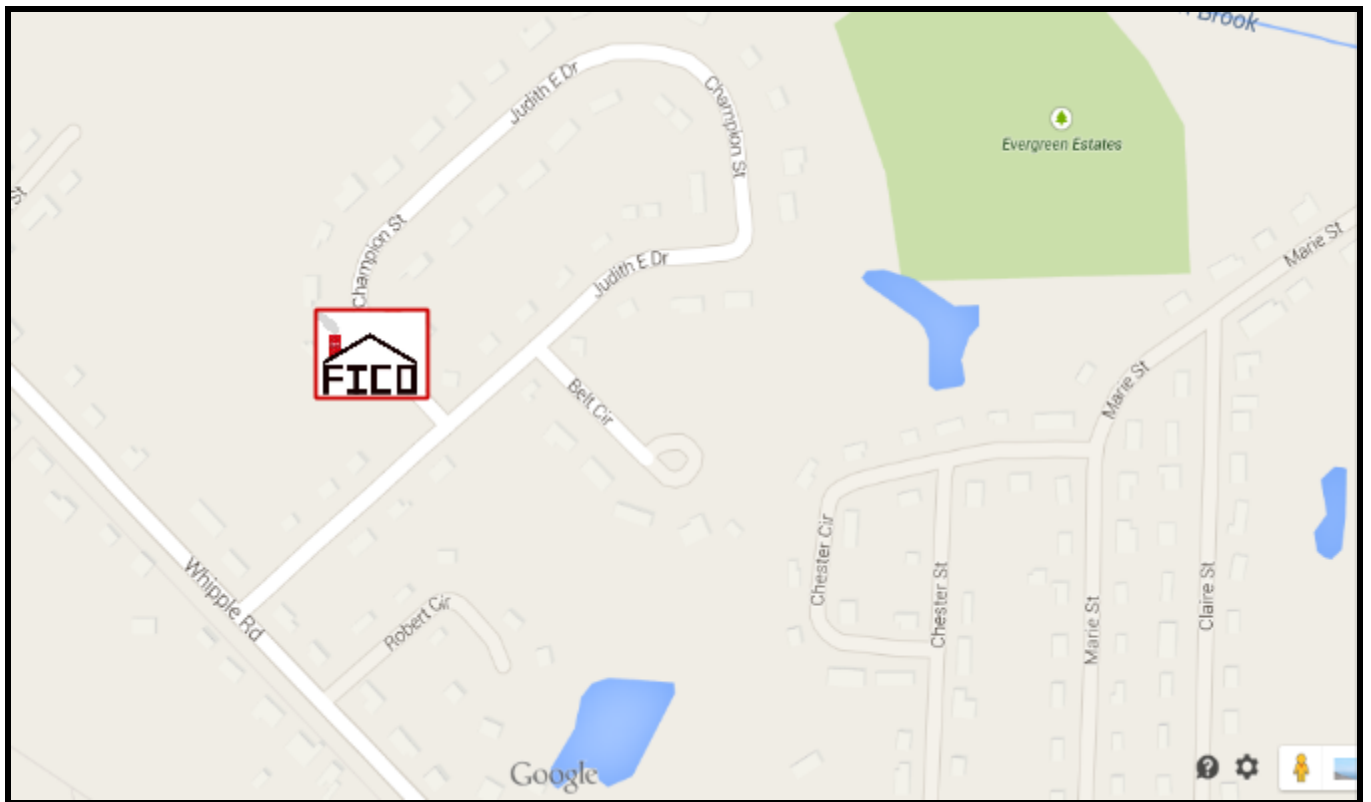


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<p>Style- Colonial, Single Family Year Built- 1957 Rooms- 10 Bedrooms- 5 Bath- 1 Living Area- Approx. 1954 sq.ft</p> <p><u>STRUCTURE</u> Foundation- Poured Concrete Exterior- Flooring- Hardwood, Carpet, Vinyl Basement- Full Parking- 4 Paved Driveway</p> <p><u>SYSTEMS</u> Heat- 2 Zone Hot Water Baseboard, Gas Water- Town Sewer- To be hooked up to town prior to closing</p> <p><u>LEGAL</u> Zoning- Res</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Rooms</th> <th style="text-align: center;">FL</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Dining Room</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Kitchen</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Office</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Den</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Bathroom</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Master Bedroom</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Bedroom #2</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Bedroom #3</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Bedroom #4</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Bedroom #5</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Laundry</td> <td style="text-align: center;">B</td> </tr> </tbody> </table> <p style="color: red; margin-top: 10px;">All measurements +or -</p>	Rooms	FL	Living Room	1	Dining Room	1	Kitchen	1	Office	2	Den	2	Bathroom	1	Master Bedroom	2	Bedroom #2	2	Bedroom #3	2	Bedroom #4	1	Bedroom #5	1	Laundry	B
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