



## 2199 NICOLA AVE South West BC

\$370,000

Two bedrooms plus a den that would make a third on the main floor. This heritage home has a large living room with an attached dining area. Vintage-look windows are double-glazed. The cellar has a good amount of storage and contains a new hot water tank in 2017, a boiler that has been upgraded in the past. Antique-style radiators on the main floor provide nice aesthetics and steady heat. The property is fully fenced and features a 27 x 13 garage with power as well as attached storage of approximately 22 x 9. A fair bit of charm for your touches with easy access to downtown shopping.

2pc Ensuite

4pc Bathroom

Living 21\7x13\2

Kitchen 12\2x11

Dining 12x11

Bedroom 14\9x9\2

Bedroom 9\9x7\5

Storage 20x19

Listing Presented By:



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