



**MLS # 72119552 - New
Single Family - Detached**

**34 HAMPSHIRE AVENUE
Barnstable, MA: Hyannis, 02601
Barnstable County**

List Price: **\$229,000**

Style: **Raised Ranch**
Color: **White**
Grade School: **Hyannis West**
Middle School: **Barnstable Int.**
High School: **Barnstable High**
Handicap Access/Features:
Directions: **Bearse's Way to Hampshire Avenue.**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **2**

Remarks

TRANQUIL, FUNCTIONAL, YEAR-ROUND RAISED RANCH. This is a home remarkably suited for a family or individual lifestyle, or even a great rental property. Situated in a private, neighborhood setting and bounded by Town land for added privacy. Convenient to the beaches, shopping malls, parks, the ferry service to Nantucket and Martha's Vineyard, public transportation, the Hyannis Airport, and much more. Great Location with 3 bedrooms, a fenced yard, garage, rear deck for relaxation, enjoyment and entertaining family and friends, and a partially finished basement. Very affordable and practical. Limited showing schedule: Please be sure to attend the open house on Saturday 2/18/2017 from 12-2pm.

Property Information

Approx. Living Area: **1,056 Sq. Ft.**
Living Area Includes:

Approx. Acres: **0.25 (10,890 Sq. Ft.)**
Heat Zones: **1 Hot Water Baseboard, Oil**

Garage Spaces: **1 Under**
Parking Spaces: **3 Off-Street, Stone/Gravel, Unpaved Driveway**
Approx. Street Frontage: **110 Ft.**

Living Area Source: **Public Record**

Cool Zones: **None**

Living Area Disclosures: **Additional 484 s.f. finished area in Basement.**

Disclosures: **Outside Play Gym, Living Room Hutch and bureau in laundry room included with sale. Tenant Lease in effect until April 20, 2017.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X12	Fireplace, Flooring - Hardwood, Window(s) - Picture
Dining Room:	1	11X9	Flooring - Hardwood, Deck - Exterior, Exterior Access
Family Room:	B	21X13	Fireplace, Closet, Flooring - Wall to Wall Carpet
Kitchen:	1	13X11	Flooring - Vinyl, Dining Area, Main Level, Exterior Access
Master Bedroom:	1	14X11	Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1	12X9	Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 3:	1	9X9	Closet, Flooring - Hardwood
Bath 1:	1	11X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Main Level
Laundry:	B	18X10	-
Study:	B	9X6	-

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Private School, Public School, Other (See Remarks)**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Construction: **Frame**
Electric: **110 Volts, 220 Volts, Fuses, 150 Amps**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Fenced Yard**
Flooring: **Wall to Wall Carpet, Hardwood**
Foundation Size: **44x24**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Security System**
Lot Description: **Corner, Cleared, Fenced/Enclosed, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Contract for Deed**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **All non-attached personal property except as indicated in Disclosures section.**
Facing Direction: **Southeast**
Green Certified: **No**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1962** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **309028**
Assessed: **\$180,900**
Tax: **\$2,220.77** Tax Year: **2017**
Book: **165020** Page: **869701**
Cert: **165020-869701**
Zoning Code: **RB**
Map: **309** Block: **028** Lot:

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727
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Team Member(s): Peter Gottlieb (781) 235-7727







