

# 304 S. Third Avenue, Cleveland, MS | Bolivar County

## 3 Bedroom, 2 Bathroom Home



**\$172,500**

This move-in ready, three-bedroom, two-bathroom home has recently had many updates made. The 1,476± SF house sits on 0.22± acres, featuring hardwood floors, a new security system, new ceiling fans, toilets, some windows, a new tub surround, and new custom blinds. The home's exterior features a new AC unit, a leveled backyard, a fire pit, a backyard shed, new gutters, a new mailbox, new shutters, and a partially replaced fence. To see the many great features of this home, call Tracey Bell to schedule your private showing!

**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

[Tracey@TomSmithLand.com](mailto:Tracey@TomSmithLand.com)



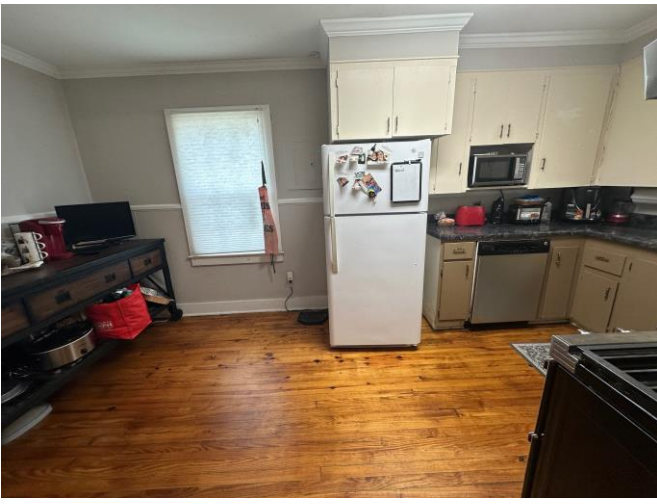
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

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- 3 Bedrooms
- 2 Bathrooms
- 1,476± SF
- 0.22± Acres
- Hardwood Floors
- New Ceiling Fans
- New Toilets
- New Insulation in Attic
- New AC Unit
- New Custom Blinds
- New Carpet
- Privacy Fenced Backyard
- Fire Pit
- Backyard Shed



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## Exterior Features

- Replaced Privacy Fence
- New Shutters
- New Roof
- Leveled Backyard
- New gutters
- Paved Driveway



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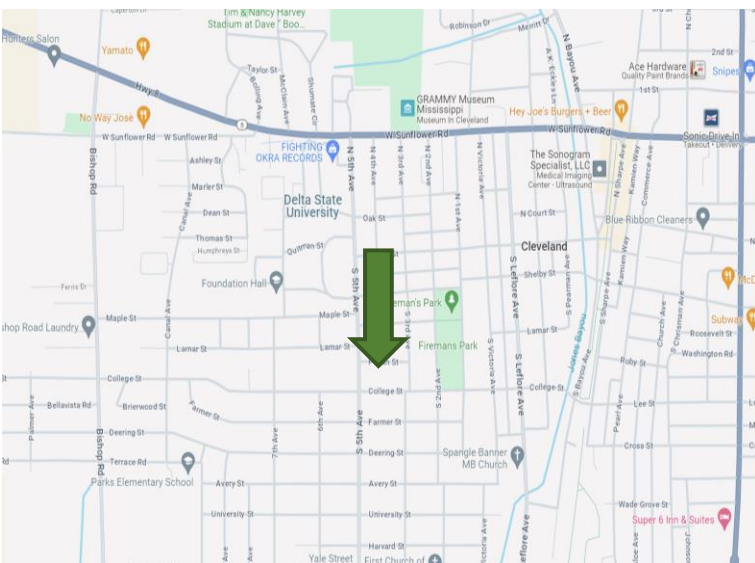
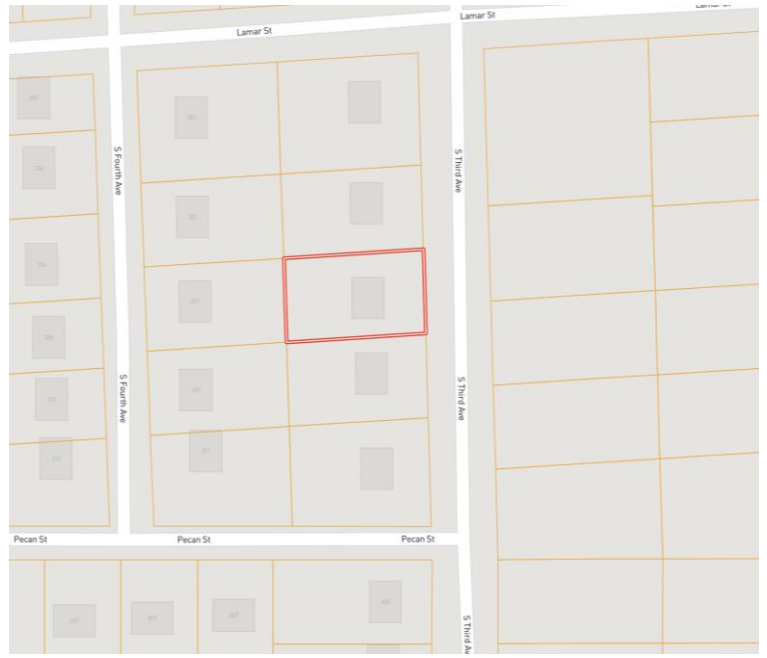


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# MAPS | [Click for Interactive Map](#)



**Address: 304 S. Third Avenue, Cleveland, MS 38732**

**Directions from Hwy 8 & Hwy 61 in Cleveland, MS:** Travel west on E. Sunflower Road for 0.9 miles, then turn left onto N. Third Avenue. After 0.5 miles, home will be on the right. **[Click for Google Maps.](#)**



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