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# Welcome to 695 W. 8th Colby, KS



# \$65,000

**Sweat Equity...can make you money on this one!**

Call or text Molly today for an appointment to view this newly listed home. This home is priced to get your attention and is full of potential and value. You will be surprised to see the home offers 4 bedrooms and 2 bathrooms, basement and garage.

The galley style kitchen has updated lighting and opens direct in to dining area, located by two windows, adding lots of sunlight.

There are two enclosed porches. This allows the snow boots, coats, gloves to all stay out of the main part of the home, or a great area for house plants to grow and flourish.

The basement offers an option of creating an apartment if you desire. There is an area where there is a sink that could also become a perfect crafting area.



There are two bedrooms, small family area, laundry and ¾ bath in basement. The main floor features two bedrooms as well.

Don't miss the opportunity to make your appointment to view this home, which is just waiting for the right person so recognize it's potential and create a great home. Call or text Molly today 785 462-5203

