

1039 Nichols Drive

MLS#: 1798962
List Price: \$129,000



The home is nestled nicely in the heart of Cameron Village, an enduring community of shops, restaurants, condos and single family homes whose development was inspired by a similar area in Kansas City and the policies of the Urban Land Institute.

Numerous side-walk restaurants are part of the charm of the Village that has been gracefully reinventing and reinvigorating itself since the late 1940s.

This is the classic Cameron Village open 1st floor plan with one instead of two bedrooms upstairs. The seller is returning to her childhood home in France.



South-facing double front windows in front and back let in lots of light and a refreshing cross breeze when opened.

The desirable south facing location in the middle of the condos offers convenient street parking and your own reserved parking space.

The stylish and freshly painted kitchen with a white tile back splash opens onto the patio.



A new full size refrigerator is part of the recently painted kitchen with a tile backsplash.

Neat nooks and crannies provide accessible storage. The insulated windows were new when the Village was converted to condos in the 1980s.

New carpet covers the hardwood floors in the upstairs bedroom, hall and steps. The upstairs zoned heating and air unit was new last year.



A Crepe Myrtle tree shades the back yard. A deck could be added as was done for the mirror-image unit next door.



A gently sloping green lawn behind the home offers both sun, shade and a community clothes line. The back area is bordered by single family homes screened nicely from view by tall trees and shrubs.



Walk everywhere including Fletcher Park, the nearby Cameron Park and Hayes Barton neighborhoods and the Glenwood South entertainment district.



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