



**\$47,000**

## **1263 SEDGWICK STREET, DECATUR, IL, 62521**

<https://rhoadesrealtors.com>

Welcome to 1263 E Sedgwick St. This affordable 2 bed 1 bath, single-family home has great potential whether you're a first time home buyer, looking for a rental income opportunity, or an investor! Fresh paint and new flooring throughout, Furnace 2025! Selling AS-IS. More pictures coming soon!

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 740 sq ft

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## **Rooms**



Room type	Area	Level	Length	Width
Main Level	740			
Upper Level				
Lower Level				
Basement				
Additional Level				
Bedroom 1		Main	11.53	10.49
Bedroom 2		Main	11.46	10.5
Living Room		Main	14.2	12.07
Dining Room		Main	13.4	10.14
Kitchen		Main	11.35	12.06
Third Floor				

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## Building Details



**ArchitecturalStyle:** Bungalow

**Heating:** Natural Gas, Forced Air

**Exterior material:** Aluminum Siding, Frame

**Parking:** Detached

**NewConstructionYN:** No

**Basement:** Unfinished

**Roof:** Shingle

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Amenities:** Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

