

Bidding Set to Close on a 3 BR/3 BA Home w/Garage/Shop on 1.2± Ac. in Culpeper, VA Announces Nicholls Auction Marketing

FREDERICKSBURG, VIRGINIA, UNITED STATES, June 3, 2022

/EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc.,

(www.nichollsauction.com) announces

the closing of bidding on a move-in

ready [3 BR/3 BA home on 1.26 +/-](#)

[acres with an attached 2 car garage,](#)

detached 24'x24' garage/shop w/full

attic storage, water & electric and

beautifully maintained

yard/landscaping on June 6 according

to according to John Nicholls, president

of the company.



15322 Norman Rd., Culpeper, VA 22701

“Desiring to transition to a more

manageable living environment, the

sellers have contracted us to market and sell this move-in ready Culpeper County home,” said

Nicholls. “Make Plans NOW to Bid Your Price!!”

“This home is conveniently located [only 1.7 miles from Rt. 522, 3 miles from Rt. 29](#), 1 mile from Mountain Run Lake Park, 6 miles from downtown Culpeper, and a [short drive to Fredericksburg, Warrenton & Charlottesville, VA](#),” said Tony Wilson, Nicholls Auction Marketing Group auction coordinator.

The auction’s date, address and highlights follow below noted Wilson.

Monday, June 6 -- 3:00 PM -- 15322 Norman Rd., Culpeper, VA 22701

☐ Move-in ready 3 BR/3 BA home on 1.26 +/- acres

• This homes measures 2,070 +/- sf., and features a kitchen (all appliances convey), living room w/fireplace, dining room, laundry room (washer/dryer convey) attached 2 car garage, storage attic w/pull down steps (over garage).

- Hardwood flooring
- Drilled well
- 10'x28' rear deck
- Detached 24'x24' garage/shop w/electricity, water and full attic storage
- Asphalt driveway (2020) and gravel shared driveway to detached garage
- Other features: water filtration system (2 years old); new exterior lighting soffits & vents; new rear doors w/vinyl cladding; both upstairs bathrooms totally renovated/upgraded in 2020
- Bristine yard/landscaping
- For more highlights and details, visit www.nichollsauction.com.



15322 Norman Rd., Culpeper, VA 22701

The real estate auction is open to the public. Brokers are reminded that pre-registration is required for compensation.

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Nicholls Auction Marketing Group announces the closing of bidding on a move-in ready 3 BR/3 BA home on 1.26 +/- acres with an attached 2 car garage, detached 24'x24' garage/shop and beautiful yard.”

John Nicholls

For more information, call Tony Wilson at 540/748-1359 or visit www.nichollsauction.com.

Nicholls Auction Marketing Group, Inc., with over 50 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit www.nichollsauction.com or call 540-898-0971.

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