

3BR/2BA Home w/Walk-Out Basement on 1.4± Ac. in Culpeper County VA set for Auction Announces Nicholls Auction Marketing

FREDERICKSBURG, VA, UNITED STATES, October 24, 2024 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the auction of a [3 BR/2 BA home on a 1.42± acre cul-de-sac lot with a walk-out basement](#), attached 2 car garage in the [Glendale neighborhood of Culpeper County, VA](#), on Wednesday, October 30 according to John Nicholls, president of the company.

“A wonderful opportunity in desirable Culpeper County awaits a new owner,” said Nicholls. “Don’t miss this opportunity to own or invest in property that will meet your current or future needs. Make plans now to bid and buy and make it yours.”



16201 Glenhollow Ct., Culpeper, VA 22701

“Centrally located, the property is only 2.5 miles from Rt. 29, 4.8 miles to Rt. 522, 4 miles to Mountain Run Lake Park, 7 miles to downtown Culpeper, 8 miles to Rt. 3, 12 miles to Madison, and a short drive to Charlottesville, Fredericksburg, Warrenton & Northern Virginia,” said Tony Wilson, auction coordinator.

“

Nicholls Auction Marketing Group announces the auction of a 3 BR/2 BA home on a 1.42± acre cul-de-sac lot with a walk-out basement & attached 2 car garage in Culpeper County's Glendale neighborhood.”

John Nicholls

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

Date and Time: Wednesday, October 30 -- 2:00 PM

Location: 16201 Glenhollow Ct., Culpeper, VA 22701

□ Solid 3 BR/2 BA home w/walk-out basement on 1.42 +/- acre cul-de-sac lot in the Glendale neighborhood of Culpeper County, VA

- This home measures 4,114 +/- gross sf. (1,844 +/- finished sf. above grade, 1,830 +/- sf. unfinished basement. & 440 +/- sf. attached 2 car garage), and features an eat-in kitchen (all appliances convey), living room w/gas fireplace, dining room, Florida room, attic, walk-out unfinished basement w/additional roughed-in bathroom

- 12'x12' rear deck (approx.)
- [Home has been updated for handicap living \(wider doorways, walk-in shower, etc.\)](#)
- Community water system (averages \$45 per month) & septic system

For more highlights and details, visit www.nichollsauction.com.

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

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



16201 Glenhollow Ct., Culpeper, VA 22701



16201 Glenhollow Ct., Culpeper, VA 22701

Nicholls Auction Marketing Group, Inc., with over 55 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

###

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.

Tony Wilson

Nicholls Auction Marketing Group

540-748-1359

info@nichollsauction.com

Visit us on social media:

[Facebook](#)

[X](#)

[Instagram](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/754555664>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2024 Newsmatics Inc. All Right Reserved.