

# WELCOME



## 259 ACTON RD.

Columbus, OH 43214

Welcome to this adorable, well-maintained one-story home in the heart of Clintonville. Offering an open concept living room, dining room & kitchen, gas log fireplace, hardwood floors throughout, gorgeous updated interior doors & fenced yard. You'll be just minutes away from an array of Clintonville amenities, including restaurants, shopping, coffee shops, the Farmer's Market, and the Olentangy Bike Trail. With convenient access to the COTA bus-line, OSU, major travel roads, and downtown Columbus, this home is a must-see!



PRESENTED BY

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## FEATURES

- One-Story Home with Stone & Vinyl Exterior
- One-Car Detached Garage with Attached Shed
- Two Bedrooms
- One Full Bath & One Half Bath
- Open Concept Living Room, Dining Room & Kitchen
- Gas Log Fireplace
- Refinished Hardwood Floors
- Updated Interior Doors
- Replacement Windows
- Glass Block Windows in Basement
- Paver Patio
- Fenced Yard
- Hot Water Heater - 2018
- Sump Pump with Battery Back-up
- Forced Air Gas Furnace - 2007
- Central Air Conditioning - 2022
- Year Built - 1941
- Square Feet - 1,088
- Parcel #010-072372-00
- Taxes - \$5,261/yr.
- Lot Size - 50' x 148'
- Columbus Schools - [www.ccschools.us/](http://www.ccschools.us/)
- Property Disclosures Available on MLS



**kw** CAPITAL PARTNERS  
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