

305 WEBB STREET
LYON | COAHOMA COUNTY, MS
\$105,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

305 WEBB STREET

PROPERTY PROFILE

LOCATION:

- 305 Webb Street
Lyon, MS 38645
- Coahoma County
- 2.4± Miles NE of Clarksdale
- 16± Miles W of Marks
- 36± Miles W of Batesville
- 61± Miles W of Oxford
- 73± Miles S of Memphis

COORDINATES:

- 34.21643, -90.53951

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 2,018± SqFt Home
- 3 Bedrooms/2 Baths
- City Utilities
- Covered Front Porch
- Screened Back Patio
- 12x20 Storage Shed
- 400± SqFt Garage/Carport
- Bonus Room/Home Office

TAX INFORMATION:

2024 - \$1737.60

- Parcel: 741-180010013-0000100



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 305 WEBB STREET

WELCOME TO 305 WEBB STREET IN LYON, MS! This beautifully spacious home is situated just north of Clarksdale in the center of Lyon, right in the heart of the Mississippi Delta. The 2,018± square foot home offers the perfect blend of comfort and functionality, making it an ideal choice for a family home or a turnkey rental investment.

The Coahoma County home is inviting with a covered front porch, a perfect spot for your morning coffee or an afternoon swing. Once you enter, you will find three cozy bedrooms with plenty of closet space and beautiful hardwoods throughout. There are two full bathrooms, one featuring a walk-in shower and the other with a bathtub and built-in storage system. The spacious kitchen features a functional layout that is perfect for cooking and entertaining. Right off the kitchen is the open dining room with a charming brick fireplace and built-in shelving. Additionally, this home includes a bonus room that is adaptable to your needs as a homeowner.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

MORE ABOUT 305 WEBB STREET

Currently, this area is used as an office space but could easily be transformed into a playroom, home gym, or additional living area. A large laundry room is near the back of the home. From the back door, you will step into a screened-in porch that leads to a private patio. The backyard is surrounded by a wooden privacy fence, perfect for pets to explore or to enjoy some peace and quiet in the comfort of your own backyard. Furthermore, a 400± square foot garage/carport area offers ample storage and parking space. A newly added detached storage shed measuring 12×20 provides additional space for your outdoor gear or tools.

This inviting home is calling your name. The space and location make it a fantastic opportunity for a family home or investment property.

Contact Hunter Robison or Luke Gossett today to schedule a private showing and make 305 Webb Street your new address.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

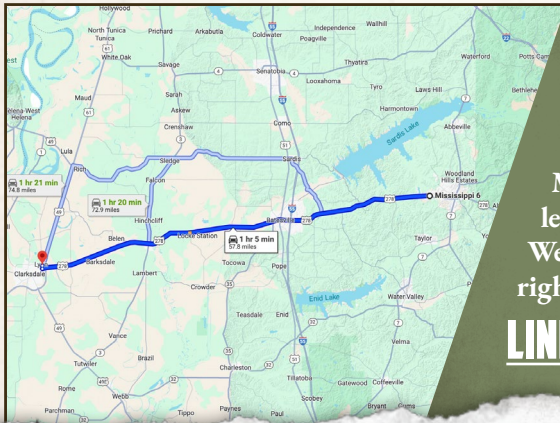


LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Directions From the Intersection of MS-6 W and Jackson Avenue in Oxford, MS: Travel 57.3 miles towards US-278 W. Turn right onto MS-161 N and proceed 0.5 miles. Turn left onto Bobo Street and then left on Webb Street. The home will be on the right. 305 Webb Street, Lyon, MS 38645

LINK TO GOOGLE MAP DIRECTIONS



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com