

1206 Avery St., Cleveland, MS | \$205,000



This charming 3-bedroom, 2-bath home in Cleveland, Bolivar County, MS, is ready for you to make it your own! The kitchen features ample counter space, a gas range, a farmhouse sink, and a stainless-steel dishwasher. Hardwood and tile floors run throughout, offering both style and easy maintenance. The spacious back den, which can be viewed from the kitchen, provides the perfect place for family and friends to gather. Enjoy the fenced-in backyard—ideal for pets, play, or outdoor entertaining! Call Tracey Bell today to schedule your private showing!



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

Cell: 662.719.4720

Tracey@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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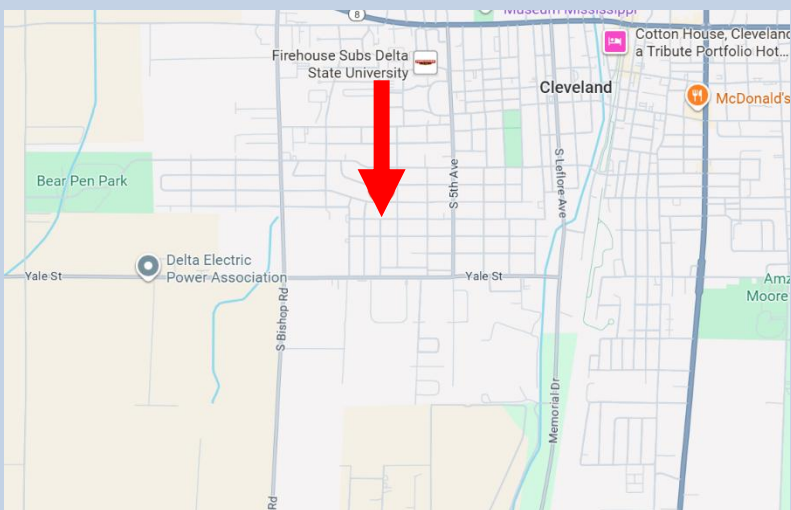
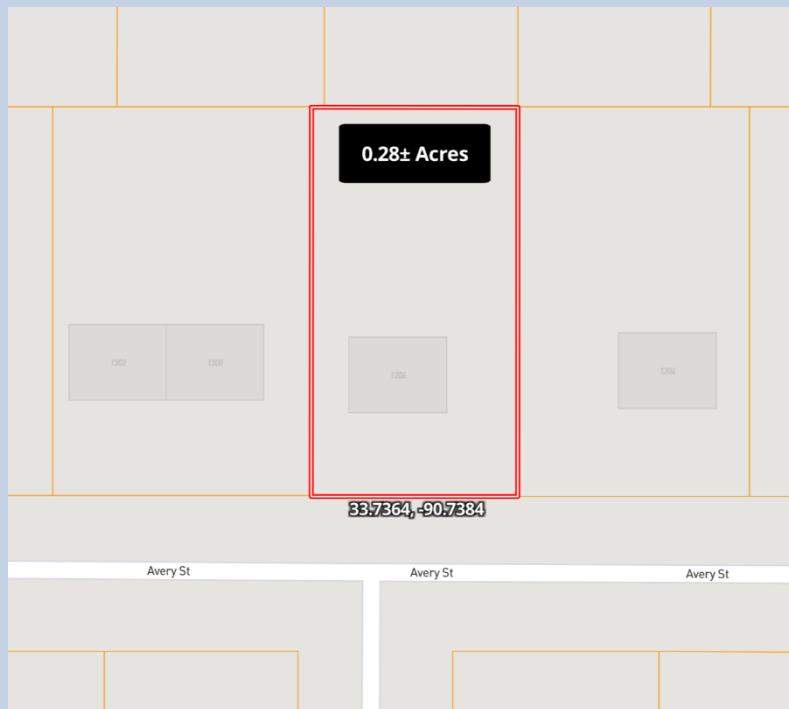
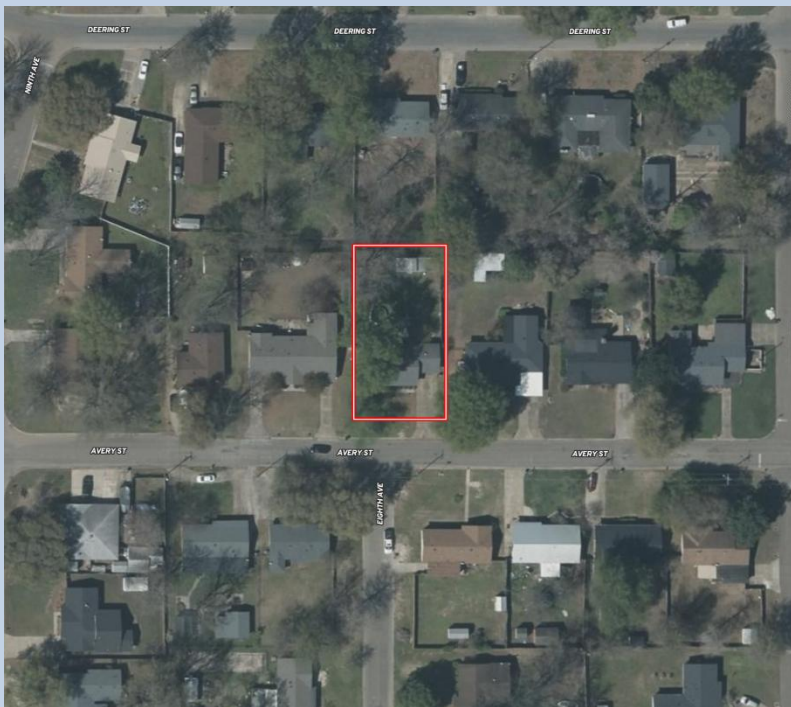


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# MAPS | land id. Link

Parcel #: 33-20-695-00-04900 | Legal Description: E 60 Ft Of Lot 49 & W 20 Ft Of Lot 50 Of Sunnyside Subdivision  
Cleveland | 2025 Taxes: \$1,636.48



## Directions from Hwy 8 & Hwy 61 in Cleveland:

Travel west on HWY 8 for 1 mile. Turn left onto N. 5<sup>th</sup> Avenue and travel 0.8 miles. Turn right onto Avery Street, and the property will be on the right in 0.3 miles.

**Address:** 1206 Avery Street, Cleveland, MS 38732

[Google Maps Link](#)



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