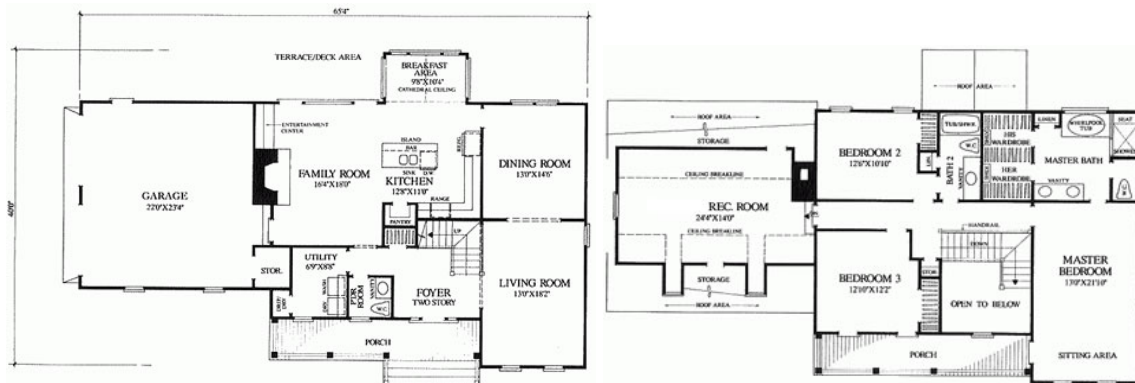


HOUSE FOR SALE OR RENT IN BEAUTIFUL HISTORIC CAMDEN, SC

355 BLOOMSBURY CIRCLE, 29020



**Price: \$273,000 with a \$5,000 allowance to the buyer. This equates to less than \$98/square foot.
Rent: \$1,400/month.**

Websites: <http://houseforsalecamdensc.com/> or <http://www.forsalebyowner.com/listing/E158C>
Contact: Jack Crayne 803-272-2912

Attractive 2 story "Southern Living" style house for sale in historic Camden, SC South Carolina! Workshop in back with covered porch, perfect for entertaining. Area has award winning schools with new construction and low property taxes. The house is very energy efficient with low utility bills.

The house is located just off Black River Road less than 5 minutes from I-20. Shaw, Sumter and Columbia are only about 20minutes away. The house is probably half way to the Lake Wateree recreational facility. The home is in a 10 year old neighborhood with beautiful live oaks lining the streets. This is a very safe neighborhood away from busy street and city businesses. We feel absolutely safe letting our children roam the mature 50 house subdivision with over 3 miles of sidewalks.

1st floor: two car garage, laundry room, open kitchen, dining area, den opens to kitchen, formal dining room, formal living room, large foyer with staircase, large rear deck, large front porch, ½ bath.

2nd floor: Large master bedroom, large master bathroom, large walking closets off master bath, upper porch/balcony, two additional bedrooms, full hall bath, large room over garage with built in desks and shelves.

Extras: Irrigation well and sprinkler system, deck lighting, invisible radio dog fence, large attic storage area, New Trane A/C with 10 year warrantee, deck speakers, Jennair range with grill, Large detached shop in the rear of property(338 sq ft) with additional attic storage, shop has a large porch (also 338 sq ft), Gas fireplace in den,

Utility Expenses Analysis

355 Bloomsbury Circle
Camden, SC



date	city	SCE&G	Total
Jan-09	\$273.06	\$143.17	\$416.23
Feb-09	\$338.38	\$119.80	\$458.18
Mar-09	\$301.62	\$108.63	\$410.25
Apr-09	\$263.06	\$61.98	\$325.04
May-09	\$253.10	\$35.56	\$288.66
Jun-09	\$235.78	\$34.29	\$270.07
Jul-09	\$253.35	\$28.29	\$281.64
Aug-09	\$247.77	\$25.70	\$273.47
Sep-09	\$300.09	\$30.15	\$330.24
Oct-09	\$330.73	\$37.40	\$368.13
Nov-09	\$271.83	\$63.88	\$335.71
Dec-09	\$204.75	\$121.95	\$326.70
Jan-10	\$261.09	\$176.77	\$437.86
Feb-10	\$300.09	\$148.53	\$448.62
Mar-10	\$315.55	\$129.59	\$445.14
Apr-10	\$277.62	\$61.95	\$339.57
May-10	\$217.66	\$39.85	\$257.51
Jun-10	\$257.84	\$32.59	\$290.43
Jul-10	\$303.36	\$26.54	\$329.90
Aug-10	\$346.77	\$18.07	\$364.84
Sep-10	\$289.56	\$15.61	\$305.17
average	\$278.24	\$69.54	\$347.78

City of Camden - include electricity, water, sewer and sanitation

SCE&G - includes natural gas for Heat and hot water.

Note: the water for irrigation in from the well

