



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**2 OLD RIVER ROAD**  
**OXFORD | LAFAYETTE COUNTY, MS**  
**\$419,900**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 2 OLD RIVER ROAD

## PROPERTY PROFILE

### LOCATION:

- 2 Old River Road
- Oxford, MS 38655
- Lafayette County
- 9.4± Miles SW of Oxford
- 9.8± Miles NE of Water Valley
- 29.5± Miles E of Batesville

### COORDINATES:

- 34.26415, -89.5728

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 1.928± Surveyed Acres
- 1,950± SqFt Home
- 3 Bedrooms/2 Bathrooms
- Covered Front Porch
- Screened-In Back Patio
- Stainless Steel Appliances
- Gas Fireplace in Living Room
- Walk-In Primary Closet
- Large Unfinished Basement
- 2-Car Garage/Basement Area
- Central HVAC

### TAX INFORMATION:

- Parcel ID: 177-25-015.00
- 2024: \$1,916.88



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Information is believed to be accurate but not guaranteed.

# WELCOME TO 2 OLD RIVER ROAD

**WELCOME HOME TO 2 OLD RIVER ROAD IN OXFORD, MISSISSIPPI.** This well-appointed brick home sits on  $1.928\pm$  surveyed acres and offers  $1,950\pm$  heated square feet of comfortable living space. The Lafayette County residence features three bedrooms and two full bathrooms, highlighted by a spacious primary suite with a walk-in closet. Laminate hardwood flooring runs throughout the main living areas and bedrooms, complementing the inviting family room centered around a gas fireplace. The kitchen is equipped with stainless steel appliances and flows seamlessly into the main living spaces.



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# MORE ABOUT 2 OLD RIVER ROAD

Outdoor enjoyment is enhanced by a covered front porch and a screened-in back patio overlooking the property. The home includes a two-car garage with an unfinished basement, offering unlimited potential for additional living or recreational space, ideal for a home office, home gym, or bonus room. A dependable HVAC system completes this versatile offering.

The property is conveniently located  $9.4\pm$  miles southwest of Oxford,  $9.8\pm$  miles northeast of Water Valley, and less than 30 miles east of Batesville, providing easy access to surrounding communities and amenities.

**To schedule a personal tour, contact Luke Gossett or Hunter Robison today and make 2 Old River Road your new address!**



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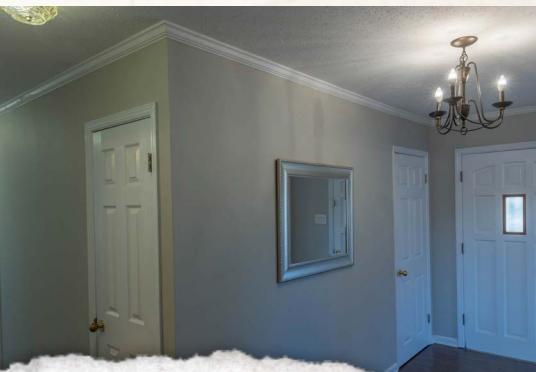


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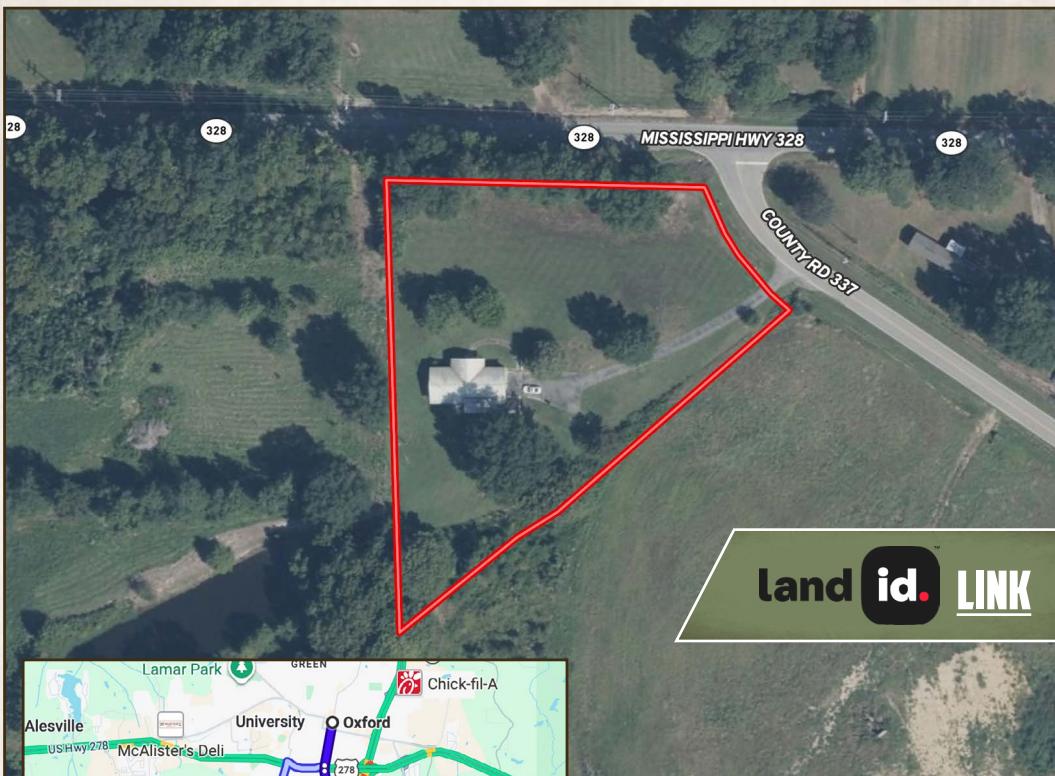


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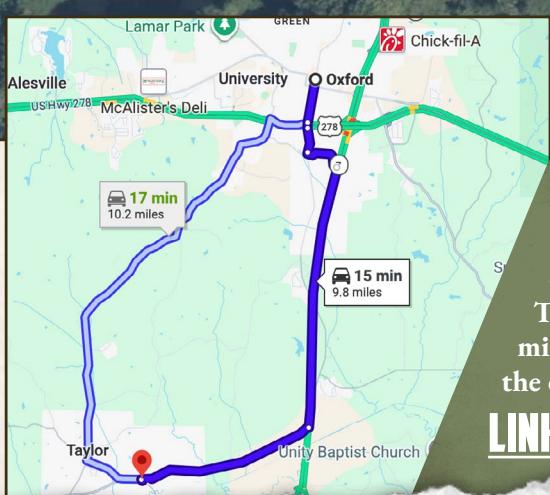
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land **id.** **LINK**



Directions From Oxford, MS: Travel 3 miles on S Lamar Blvd. Turn right on Hwy 7 and continue 4.6 miles. Turn right on MS-328 W and travel 3.2 miles. Turn left on Old River Road and the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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