



30 & 32 Chiltern Hill Drive, WORCESTER, MA
An Investor's/Handyman's Delight

Decedent Estate – SALE of Real Estate and Vehicle by PUBLIC AUCTION
Saturday, September 9, 2017 at 10 AM
Preview Same Day at 8:30 AM or By Appointment



Represented by:

Mark H. Shear

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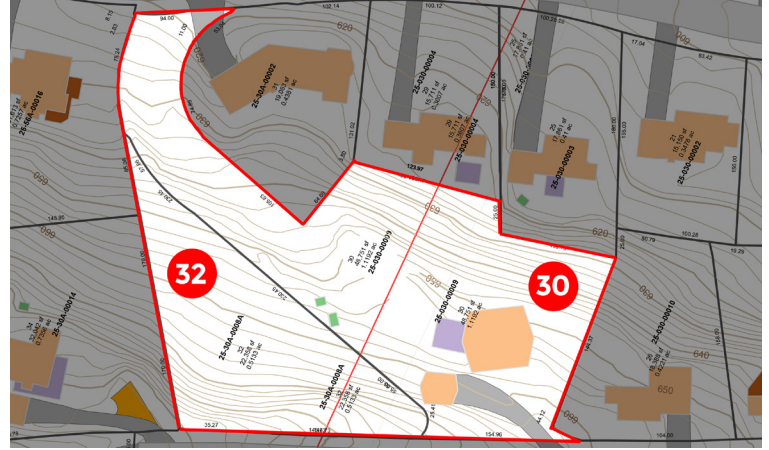
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www.BermanPropertySolutions.com | MA REB#: 9501749 | MA Auc Lic#: 130



30 & 32 Chiltern Hill Drive, WORCESTER, MA

MLS#: 72206230



Minimum Bid for Real Estate: \$170,000 Plus 10% Buyer's Premium
Home Plus Extra Lot Offered Together; Car Offered Separately
Brokers Welcome! Register On Our Website

Location:

- West Side – Flagg St. School District
- Easy Access to Major Roads
- Near Recreation, Shopping, Public & Private Schools, Colleges, Houses of Worship

Exterior:

- #30: Built in 1961, a Custom, Architecturally-Designed Contemporary Home on 1.12 Wooded Acres
- Carport and Paved Driveway with Parking for 6+ Cars
- In-Ground Swimming Pool and Pool House
- Storage Shed
- Irrigation System
- #32: Zoned Residential, Buildable 0.513 Acre Wooded Lot

Other Information:

- Hot Water Baseboard Gas Heat
- 2 Wall Air Conditioners on Main Level
- Alarm System
- Taxes: \$5,835 (2017; both properties)

Vehicle:

- 2014 Subaru Outback LE w/Approx. 13K miles
- To Be Sold Separately on Same Day

Interior:

- 8-Room Split Level with 1,630 SF of Living Area
- 4 Bedrooms (with Large Closets), 2 Baths
- Floor-to-Ceiling Windows
- Formal Living Room and Dining Room
- Family Room
- Eat-In Kitchen
- Laundry Hook-Up on 1st Level (in Kitchen)
- Partially Finished Basement w/Ample Storage, Work Room, Laundry Hook-Up & Outside Access

Real Estate Terms & Conditions: * A 10% Buyers Premium will be added to the winning bid to determine Total Purchase Price. A deposit of Ten Thousand Dollars (\$10,000) by certified or bank check will be required to be paid by the purchaser at the time and place of the auction. The balance is to be paid by certified or bank check at the Attorney for Sellers office within **(45) days** from the date of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. Additional terms, if any, to be announced at the time and place of sale.



Sold Separately
*Information & Terms
on Website*

Disclaimer: Information contained on the Berman Property Solutions web site or in marketing materials is presented in good faith and is believed to be collected from reliable sources, but is not guaranteed as accurate. It is up to potential buyers to do their own research and/or verify information provided. Any inaccuracy shall not be grounds for failure for full performance by the Buyer and the Buyer shall not hold Berman Property Solutions or its agents liable for any inaccuracies.