



15 Holden Street, WORCESTER, MA

A Contractor/Handy Person's Delight - Lot May Be Sub-Dividable*

Downsizing Sale by PUBLIC AUCTION

Saturday, July 14th, 2018 at 10 AM

Preview Same Day at 8:30 AM or By Appointment



Represented by:

Mark H. Shear

Berman Property Solutions | 201 Park Ave. Worcester, MA 01609

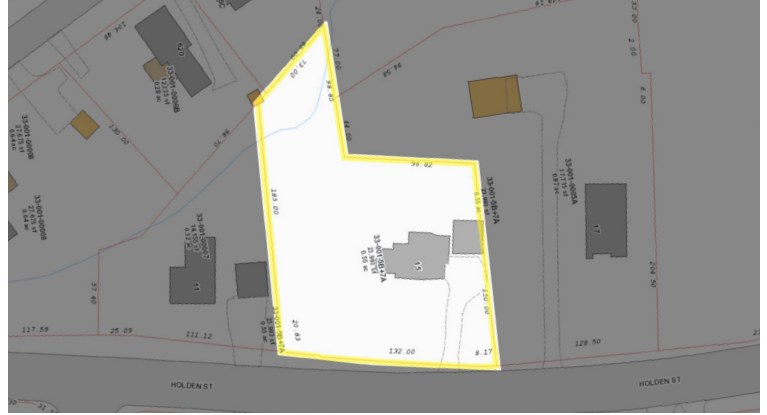
(O) 508-753-3989 | (M) 508-769-9419 | (E) MShear@BermanPropertySolutions.com

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



15 Holden Street, WORCESTER, MA

MLS#: 72346706



Minimum Bid for Real Estate: **\$180,000 Plus 10% Buyer's Premium****

Custom, 1932 Tudor with 3 BR, 3BA Across from Indian Lake
Ideal for Contractor or Handy Person – Lot May Be Sub-Dividable*

Brokers Welcome! Register On Our Website***

Location:

- West Side, Indian Lake Area
- Walking Distance to Indian Lake
- Nelson Place/Forest Grove/Burncoat School District
- Near Recreation, Shopping, Restaurants, Banks, Public & Private Schools, Colleges, Houses of Worship
- Public Transportation and Highway Access

Exterior:

- Spacious Grounds with Large Side Yard – May Be Sub-Dividable*
- Patio Overlooking Back Yard
- Stucco Façade
- Updated Architectural Shingle Roof
- Fieldstone Foundation
- 2-Car Garage Connected by Open Breezeway
- Paved Driveway with 4+ Spots

Zoning/Tax Info:

- Zoned RS-10 on 0.55 +/- Acres (23,993 +/- SF) with 141 +/- Feet of Frontage
- Taxes: \$4,476 (Based on 2018 Assessment)

Interior:

- Flowing Layout, Spacious Rooms, Cozy Nooks, Hardwood Floors and Ample Windows Throughout
- 1,797 +/- SF of Living Space on Two Levels; 3 Bedroom, 3 Bath
- 1st Floor: Dining Room, Living Room with Working Fireplace, Eat-in Kitchen
- 2nd Floor: Master Bedroom with Sitting Room and Master Half Bath, 2 Additional Bedrooms, Full Bath, Study Nook
- Bright 4-Season Porch/Bonus Room
- Full, Unfinished Basement
- Laundry in Basement; Laundry Chute

Interior Workings:

- New Weil-McLain Gas-Fired Boiler (2018)
- Baseboard and Radiator Heat
- Updated Hot Water Heater (2014)
- Electrical: Fuses
- City Water & Sewer

*Given lot size and frontage, lot may be sub-dividable. Buyer is responsible for ascertaining and obtaining permits.

Real Estate Terms & Conditions: ** A 10% Buyers Premium will be added to winning bid to determine Total Purchase Price. A deposit of **Ten Thousand Dollars (\$10,000.00)** by certified or bank check will be required to be paid by the purchaser at the time and place of auction. The balance is to be paid by certified or bank check at of Attorney for Sellers office within **(45) days** from the date of sale. Buyer has the right of abandonment of any personal property left on the property at time of Closing. 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. *** Buyer's Broker MUST pre-register on Berman Property Solutions' website at least 48 hours prior to Auction. 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.