



11 Hadwen Lane, WORCESTER, MA

A Contractor/Handy Person's Delight

Estate Settlement Sale - AUCTION BY CHOICE
Saturday, September 15th, 2018 at 10:00 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

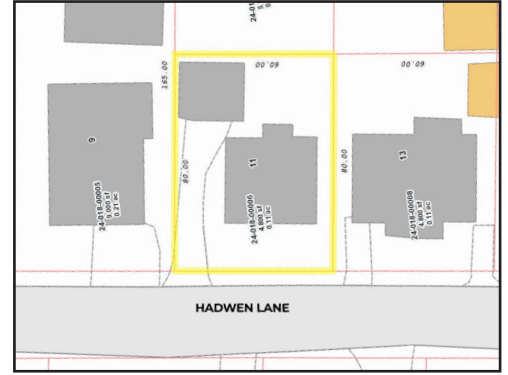
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www.BermanPropertySolutions.com | MA REB#: 9501749 | MA Auc Lic#: 130



11 Hadwen Lane, WORCESTER, MA

MLS#: 72379296



Minimum Bid: \$160,000 Plus 10% Buyer's Premium*

1911 American Foursquare Style Home with 4 BR, 1.5 BA Near Newton Square
Ideal for Contractor or Handy Person

Brokers Welcome! Register On Our Website**

Location:

- West Side, Newton Square Area
- Midland Street / Forest Grove / Doherty High School
- Near Recreation, Shopping, Restaurants, Banks, Public & Private Schools, Colleges, Houses of Worship
- Public Transportation & Highway Access Nearby

Exterior:

- 4,800 +/- SF or 0.11 +/- Acres
- Clapboard Exterior
- Architectural Shingle Roof
- Fieldstone Foundation
- Enclosed Porch on Front
- Detached Storage Garage
- Paved Driveway with 4 Tandem Spots

Other Info:

- Year Built: 1911
- Taxes: \$3,841 (2018 Assessment)
- City Water & Sewer

Interior:

- Hardwood Floors & Crown Molding Throughout
- 1,640 +/- Square Feet of Living Space on 3 Levels; 4 Bedroom, 1.5 Baths
- 1st Floor: Arched Doorways; Dining Room; Eat-in Kitchen; Living Room with Fireplace & Window Seat; Half Bath
- 2nd Floor: Master Bedroom; 3 Additional Bedrooms; Full Bathroom
- 3rd floor: Spacious Dormer/Bonus Room
- Basement: Full, Partially Finished Walk-Out Basement with 3 Rooms - Laundry Room, Workroom or Playroom, Mechanicals Room

Interior Workings:

- Gas-Fired Steam Heat
- Updated 38 Gallon Gas Water Heater
- Electrical: Circuit Breakers
- Some Insulated Windows; Insulated Front Door

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 cash or certified/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.