



16 Melrose Street, WORCESTER, MA

4 BR, 2.5 BA on Lush Multi-Tiered Lot with Garden
Enjoy Living Inside & Out!

Life Transition - AUCTION BY CHOICE

Saturday, September 15th, 2018 at 12:30 PM

Preview By Appointment or Same Day at 11:30 AM



Represented by:

Mark H. Shear

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

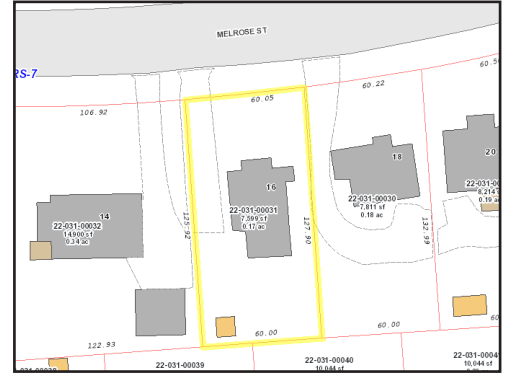
(O) 508-753-3989 | (M) 508-769-9419 | (E) MShear@BermanPropertySolutions.com

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



16 Melrose Street, WORCESTER, MA

MLS#: 72383343



Minimum Bid: \$141,000 Plus 10% Buyer's Premium*
Brokers Welcome! Register On Our Website**

Location:

- Burncoat Street Area
- Wawecus Road/Burncoat Middle/Burncoat Senior High School District
- Near Shopping, Restaurants, Banks, Public & Private Schools, Colleges, Houses of Worship, Recreation
- Public Transportation and Nearby Highway Access

Exterior:

- 7,599 +/- SF or 0.17 +/- acres
- Clapboard Exterior
- Architectural Shingle Roof
- Fieldstone Foundation
- Wood Deck with Access to Fenced, Multi-Tiered Private Yard; Storage Underneath
- Wooded Backyard, with Beautiful Garden, Flowers & Shrubs
- Storage Shed & Hidden Outdoor Work Area
- Paved Driveway with 8 +/- Tandem Parking Spots

Interior Workings:

- Gas-Fired Steam Heat
- Updated Gas-Fired Hot Water Heater
- Gas Range, Gas Oven, Gas Dryer; Electric Washer
- Circuit Breakers
- Insulated Combination Windows

Other Info:

- Year Built: 1930
- Taxes: \$4,519 (2018 Assessment)
- City Water & Sewer

Interior:

- 7 Rooms - 4 Bedroom, 2.5 Bath
- Hardwood Floors Throughout 1st & 2nd Floors
- 1,674 +/- Square Feet of Living Space on 1st & 2nd Levels
- Additional 300 +/- SF of Living Space in Finished Basement

First Floor

- Bright Rooms with 8-Foot Ceilings
- Living Room with Crown Molding, Fireplace & Stone Tile Hearth, Arched Doorway
- Study with Ceiling Fan
- Sliding Door Access to Porch from Dining Room
- Enclosed Multi-Season Porch with Crank-Out Windows & Access to Deck
- Mud Room & Storage Off of Kitchen
- Half Bath

Second Floor

- Wide Stairway to 2nd Floor
- 3 Bedrooms; Full Bathroom
- Beautiful Wood Door Moldings
- Linen Closet
- Pull-Down Lit Attic with Ample Storage

Basement

- Full, Finished Basement
- 4th Bedroom Suite with Sitting Area (300 +/- SF)
- Full Bathroom
- Laundry Area with Sink & Vanity, Cedar Closet, Cabinets & Cubbies
- Workroom with Outside Access

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.