



**83 Barnard Road, WORCESTER, MA**

**INVESTORS/CONTRACTORS/DIY'ERS**

**Empty & Ready to Go in BURNCOAT Neighborhood!**

**Auction-By-Choice**

***Saturday, September 29th, 2018 at 10 AM***

***Preview by Appointment or on Auction Day at 9:00 AM***



Represented by:

*Mark H. Shear*

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# 83 Barnard Road, WORCESTER, MA

## MLS#: 72391533



**Minimum Bid: \$105,000 Plus 10% Buyer's Premium\***

**3 BR Colonial/Gambrel Home on 0.16 +/- Acres in Burncoat Neighborhood**

***Brokers Welcome! Register On Our Website\*\****

### Location:

- Off of Millbrook and Burncoat Streets
- About ½ Mile to Entrance to 290
- Short Drive to Downtown Worcester, The Summit & Lincoln Plaza
- Nearby Access to Public Transportation, Recreation, Entertainment, Restaurants & Shops, Medical Facilities, Public & Private Schools and Colleges

### Exterior:

- Situated on 0.16 +/- Acres
- Private & Serene Backyard with Deck, Surrounded By Large Trees & Bushes
- Screened-In Porch with Access to Deck & Backyard
- Vinyl Siding & Asphalt Shingle Roof
- Detached Storage Garage with Security Light
- Paved Driveway with 4 +/- Tandem Spots

### Interior:

- 1,641 +/- Square Feet of Living Space on Two Levels
- Hardwood Floors Throughout Most of 1st & 2nd Levels
- Moldings Around Doorways

### Other Info:

- Year Built: 1925
- Taxes: \$3,841 (2018 Assessment)
- City Water & Sewer

### Interior First Floor:

- Entry – Mudroom, Storage
- Foyer – With New Insulated Front Door with Stained Glass Window
- Bright Rooms with a Natural Flow
- Dining Room with 11-Inch Floor Moldings & Built-Ins
- Living Room with 11-Inch Floor Moldings, Ceiling Fan & Large Windows; Wired for Sound
- Kitchen with Eating Area
- Enclosed Porch/Sunroom – All-Season with Gas Heat; Windows; Door to Screened-In Porch
- Screened-In Porch – Outside Access to Deck and Backyard

### Interior Second Floor:

- Master Bedroom Plus 2 Additional Bedrooms
- Full Bath
- Ample Storage - Access to Attic via Staircase in Master Bedroom; Large Closet & Linen Closet in Hallway

### Basement:

- Walkout Basement with Windows
- Storage Area

### Interior Workings:

- Gas Heat – Forced Hot Air; Lenox Furnace
- In-Wall Air Conditioners in Living Room & in 1 Bedroom
- Electrical: 100 Amps, Circuit Breakers
- Aprilaire Filtering System
- Humidity System

**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.

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