

**MINIMUM  
AUCTION BID  
\$36,000\***  
\*plus 10% Buyers Premium



## **1B Idalla Ave, WORCESTER, MA**

*Affordable Living – Mobile Home with 2 Bedrooms & 1 Full Bath on  
5,941 SF +/- Wooded Corner Lot*

### **AUCTION-BY-CHOICE**

Due to Elderly Transition

***Saturday, June 8th, 2019 at 10 AM***

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

Represented by:

*Mark H. Shear*

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



# 1B Idalla Ave, WORCESTER, MA

MLS#: 72500132



**Minimum Bid: \$36,000 Plus 10% Buyer's Premium\***

Affordable Living – Mobile Home with 2 Bedrooms & 1 Full Bath  
on 5,941 SF +/- Wooded Corner Lot

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

## Location:

- Desirable Single-Family Greendale Neighborhood
- Norrback/Burncoat School District
- Easy & Convenient Access to Route 12 & Highways 190 & 290
- Near Shopping, Restaurants, Recreation, Banks, Public & Private Schools, Colleges

## Interior:

- 800 +/- SF of Living Space
- Eat-In Kitchen Area w/Double Sink, Curved Counter w/Bar Stools & Updated Appliances
- Spacious Living Room w/Electric Fireplace
- Full Bathroom w/Double Sinks & Fiberglass Shower/Tub
- Master Bedroom w/Dual Closets
- 2nd Bedroom w/Closet
- Laundry in Kitchen Area Closet

## Interior Workings:

- Double-Pane Windows
- Oil - Fired Forced Hot Air Heat
- Central A/C
- Updated Water Heater
- Circuit Breakers

## Exterior:

- 0.14 Acre Wooded Corner Lot
- Private Back Yard
- Attached Wood Deck w/Sliding Door Access
- Yard Enclosed by Chain Link Fence
- Dog Pen in Front Yard
- Paved Walkways & Lighted Posts
- 2 Storage Sheds
- 3-Car Paved Driveway

## Appliances Included:

- Kenmore Washer/Dryer
- GE Side-By-Side Refrigerator
- Full-Size Electric Range/Oven
- Dishwasher
- Microwave
- Electric Fireplace
- Built-In Stereo System w/Multi-Room Wiring/Speakers

## Other Information:

- Taxes: \$1,219.70 (2018)
- City Water & Sewer
- Cable & Internet Available

**Real Estate Terms & Conditions:** \* A 10% Buyers Premium will be added to winning bid to determine Total Purchase Price. A deposit of **Five Thousand Dollars (\$5,000.00)** 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. Property sold "as-is". 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.