

# AUCTION

**1,343+/- sf. 3 Bedroom Home on 2.6+/- Acres**  
**Commuter Convenience with Easy Access to I-495**  
**370 S. Main St. (Rt. 140), Hopedale, MA**



**Wednesday, December 12 at 11am On-site**

**Centrally located near the Charles River, close to the intersection with Rt. 126, within a mile of I-495 & 7+/- miles of an MBTA Commuter Rail Station**

**ZONING: GB-A (General Business A), Charles River Conservation Restriction Easement Area**

**DESIGN: 1.5-story Cape built c. 1940 with full unfinished basement, scuttle attic, 180+/- sf.**

**enclosed porch, aluminum siding**

**1<sup>st</sup> FL.: 810+/- sf. LR, DR, Kitchen, BR, BA**

**2<sup>nd</sup> FL.: 400+/- sf. 2 BR**

**HEAT: Electric baseboard**

**PARKING: Attached 1-car garage & 1-car carport, paved drive with parking for 3+/- cars**

**BARN: Detached, 720+/- sf.**

**WATER: Town**

**SEWER: Private**

**PARCEL ID: 24-28-0**

**Terms of Sale:** \$10,000 deposit by certified or bank check at this Mortgagee's Foreclosure Auction. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



Property Info & Full Terms at: **www.JJManning.com** or call **800-521-0111**

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