

11 Adella Dr., Nashua, NH



3,858± sf. 5± BR Home on 1± Acre

In the “Chesson Run” Neighborhood

AUCTION: Tuesday, November 29 at 12pm On-site

Open House: Friday, November 18 (12-2pm)

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

NH LIC 6018
BRO 1763
REF 22-1983



Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, December 1, 2022. Balance in 30 days.
10% Buyer's Premium will be added to the high bid & result will be the total purchase price. 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 & 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.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Buyer's Broker Commission offered.
Visit www.JJManning.com for details & mandatory pre-registration requirements.



3,858± sf. 5± BR, 3.5± BA Home
1st Floor Office, Game Room & Master Suite
1± Acre in "Chesson Run" Neighborhood
11 Adella Dr., Nashua, NH



Chesson Run a/k/a Tinker Estates is a charming cul-de-sac of stately Colonials offering privacy & commuter convenience with easy access to the Everett Tpk., Routes 3 & 101A. In southern NH's most popular gateway city close to restaurants, shopping & recreation. 4± miles to the Nashua Airport & 10± miles to the MA border.

Spacious home with open floor plan & multiple bonus areas offers flexibility to customize to your family, work & entertaining preferences.

Gross Building Area: 6,762± sf.

Gross Finish Area: 3,858± sf.

Built: 2003 with vinyl siding & brick exterior

Back Deck: 192± sf.

Bedrooms: 5±

Baths: 3.5± (3 full, 1 half)

1st Floor: Foyer, open plan LR with fireplace / kitchen / DR, multi option bonus room, office with built-ins, game room with gas fireplace & paneled beams, laundry, half BA, Master BR suite featuring BA with jetted tub

2nd Floor: 3BR, large open bonus room & full BA in main house; wing with family room, full BA & oversize BR with built-in murphy beds

Basement: 1,780± sf., walk-out by garage

Garage: 484± sf. attached, 2-car

HVAC: Gas-fired forced hot air, central a/c

Utilities: Electric, gas, City water & sewer

RE Tax Assessment: \$764,400

Parcel ID: 0000G-00664

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Property Info., Photos,
 Broker Registration & Full Terms at:

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