

# 1,848± sf 4-BR, 2BA Home on 1.2± Acres

## 35 Gould Rd, Andover, MA



Open House: Wednesday, July 12 (11am-1pm)



## AUCTION: Wednesday, July 19 at 11am On-site

Commuter friendly location just off Rt 125 near Rt 28, abutting MA State Police barracks.

Close to 3,295± acre Harold Parker State Forest, Sportsmen's Club & conservation.

Convenient to Merrimack College & Phillips Academy. 4± miles to MBTA Commuter Rail with easy access to I-93 & I-95.

**RE Tax Assessment:** \$607,800

**Site:** 1.2± acres, hill slopes to wetland at back corner

**Design:** Mid-Century Modern split level built in 1960

**Main Level:** Living/dining room, kitchen, family room

**Upper Level:** 3 BR, full BA

**Lower Level:** 528± sf with living area, partial kitchenette, 1BR, BA with shower, 2<sup>nd</sup> entry

**Basement:** 792± sf unfinished

**Storage:** 72± sf attached plus detached shed

**Decks:** 96± sf front entry, 326± sf side

**Heat:** Oil-fired forced hot water, woodstove

**Water:** Town

**Sewer:** Private septic, designed under Title 5

**Access:** Unpaved drive over deeded right-of-way off Gould Rd

**Plan Ref.:** Northern Essex County 26373A

**Parcel ID:** 84-28

**Zoning:** SRC

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 21, 2023. 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 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.

**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% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

— AUCTIONEERS —

Property Information & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

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



MA Auc Lic 111 • Brochure 1775

Ref 23-2021