

# 151 Washington St, Hyde Park (Boston), MA

## 1,130± sf 3 BR Home with Garage

### Directly on Sidewalk & Bus Route



**AUCTION: Wednesday, November 1 at 11am On-site**

**Open House: Wednesday, October 25 (11am-1pm)**

**1.2 miles to Fairmont & Franklin/Foxboro commuter rail lines. Convenient to Truman Parkway & Blue Hill Ave. Close to Neponset River, parks, playgrounds, schools & Truman Parkway Plaza.**

**Assessed Value:** \$418,300

**Site:** .13± acre (5,500± sf) fenced corner lot

**Garage:** 308± sf, detached 1 car

**Drive:** Paved parking for 1± car

**House:** Circa 1900 1.5 story with front entry porch

**Roof:** Asphalt shingle, new 2015

**Exterior:** Vinyl siding, aluminum storm windows, stone foundation

**1<sup>st</sup> Fl:** Kitchen, pantry, dining room, living room

**2<sup>nd</sup> Fl:** 3 BR, full BA with laundry hook-up, pull-down stair access to attic

**Basement:** Unfinished

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

**Utilities:** City water & sewer, electric, gas

**Parcel ID:** 18-10000-000

**Zoning:** R1

**Terms of Sale:** 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 3, 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 Info., Photos, Broker Reg. & Full Terms at:

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

**800.521.0111**

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



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