

2,594± sf Ranch on .4± Acres

Abuts State Park with Forest Views

38 William Ward St, Uxbridge, MA



Open House: Thursday, March 28 (11am-1pm)



Blackstone River &
Canal Heritage
State Park

BOUNDARIES APPROXIMATE © Pictometry.com

Auction: Friday, April 5 at 11am On-site

Entire back lot line abuts 1,000± acre Blackstone River & Canal Heritage State Park offering unobstructed forest views, trails, biking, horseback riding, canoe access, fishing, picnic areas, historical sites & more. Centrally located with easy access to Routes 16, 122, 140, 146 & I-495. 12± miles to MBTA Commuter Rail.

RE Tax Assessment: \$348,100

Parcel ID: 012.A-0739-0000.0

Zoning: R-A

Site: 0.369± acres with detached shed

Gross Building Area: 3,030± sf

Gross Finish Area: 2,594± sf

Design: Ranch built in 1955 with low-maintenance stone veneer exterior

Bedrooms: 1 per Assessor (4 per layout)

Baths: 1 per Assessor (2 per layout)

Layout: Includes finished area in full basement & former garage

Heat: Oil-fired hot water

Water: Town

Sewer: Private septic

Legal Ref.: Worcester County 59026-303

Plan Ref.: Worcester County 156-33

Terms of Sale: 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Monday, April 8, 2024. 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 for mandatory broker pre-registration requirements.

JJManning

AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



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