

1,251± sf 2-BR, 1-BA Home on .11± Acres

With Attached 1-Car Garage

320 Tremont St, Springfield, MA



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Re: The Estate of Elizabeth Coleman

Thursday, November 6 at 1pm On-site

RE Tax Assessment: \$249,900

Site: .01148± acres with 50± ft frontage

Zoning: R1 – Residential

Garage: Attached, 1-car

Design: 1,251± sf GLA 1.5-story Cape built in 1941

1st Fl: 552± sf with living room, dining room, kitchen & bonus room with picture window

2nd Fl: 699± sf with 2 bedrooms, full bath

Basement: Full, with 400± sf rec room & utility/storage

Heat: Oil-fired steam

Exterior: Vinyl siding, paved drive with parking for 4± cars, 192± sf deck overlooking private back yard

Water & Sewer: City

Legal Ref: Hampden County 10691/350

Parcel ID: 11630-57

Great commuter location with easy access to public bus, Routes 20, I-90 & I-291. 25± miles to Hartford, CT. Convenient to schools, parks, shopping & services.

JJ Manning

AUCTIONEERS

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

JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1855 • Ref 25-2166

Open House: Thursday, October 30 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 7, 2025. 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.