

2,059± sf 6-BR Duplex on .08± Acres

149-151 Bussey St, Dedham, MA



AUCTION: Tuesday, December 2 at 11am On-site

Centrally located between Rt 138 & I-95, near the intersection with Colburn St.
Close to schools, Mill Pond Park, 7.4± acre Condon Park with playground & sports field.
1± mile to Dedham Mall, 3± miles to Dedham Corporate Center MBTA commuter rail station.

Gross Building Area: 3,916± sf
Gross Living Area: 2,059± sf
Design: 2-Story residential duplex built in 1920
Bedrooms: 6
Baths: 2
1st & 2nd Floors: 936± sf each
Attic: 936± sf with 187± sf finished
Basement: 936± sf full, unfinished

Back Porch: 144± sf
Heat: Gas-fired hot water per Assessor
Parcel ID: 96-79
Site Area: .08± acre (3,356± sf)
Frontage: 50± ft
Plan Ref: Norfolk County plan 1472/366 Lot 2
Zoning: Single Residence B

JJ Manning
AUCTIONEERS
Property Information & Full Terms at:
JJManning.com
800.521.0111

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

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder within 2 business days. Balance in 30 days. 5% 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.



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