

3,577± sf, 5BR Home & ADU On 1± Acre

7 Page Road, Bedford, MA



AUCTION: Thursday, June 18 at 11am On-site

Site: .96± acre (41,665± sf)

Design: 3,577± sf, 5-Bedroom, 3.5-Bath Home and ADU on .96± acre.

Main home: 3-bedroom, 1.5-bath, foyer, living room with brick fireplace, dining room, kitchen & covered patio. Built 1954.

ADU (Accessory Dwelling Unit): 2-bedroom, 2-bath, living room with vaulted ceilings, large stone fireplace & glass doors leading to wood deck, dining room, kitchen, oversized 2-car garage & partitioned rooms on lower level allowing for numerous possibilities. Built in late 1990's.

Parcel ID: 066-0001

Additional Features: Tile & hardwood floors, double hung vinyl windows & seamless aluminum gutters. Beautiful stone walls in front & back plus fencing.

Basement: 816± sf unfinished

Garage: 700± sf, 2-car garage

Driveway: Large paved drive, parking for 6+ vehicles

Heat & Fuel: Forced hot water, oil

Water: Private – Artesian well

Sewer: Private

(Town water & sewer available on street)

County: Middlesex

Close to Old Bedford Reservoir Park, Reeves Road Conservation Area, Wright Farm & Paint Mine Conservation Area.

Easy access to Rt. 62, I-3 & I-95.

Open House: Wednesday, June 10 (2pm-4pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, June 19, 2026. 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 JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

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

JJManning.com

800.521.0111

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



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