

4,107±sf, 4BR, 3.5BA Home on 1.7± Acres

55 Old Common Road, Auburn, MA

Detached 2-Car Garage with Work Area & Storage



AUCTION: Wednesday, October 28 at 11am On-site

Design: 4,107± sf., 4-Bedroom, 3.5 Bath (2 per Assessor) contemporary/retro home with exposed beams, custom cabinetry & shelving, 2 cedar closets and two fireplaces (living & dining rooms). Potential for in-law suite on the second floor with interior & exterior access, full bath and plumbing for a kitchen.

Exterior Features: Deck, patio, three storage sheds, stone retaining wall.

Garage & Parking: Oversized detached 2-car garage with workshop/storage area. Paved driveway with parking for 6± vehicles

Recent Updates: New septic system (2025), Stainless steel oil tank (2025), Garage doors and motor replaced (2023), Roofs replaced on house,

garage, and shed (2018), Harvey vinyl replacement windows (21 windows).

Basement: Partial w/ interior access

Heat & Fuel: Forced hot water baseboard, oil-fired

Water/Sewer: Town

Zoning: RC (Residence C)

County: Worcester

Meticulously maintained and thoughtfully updated, this property is set on a private 1.7± acre wooded lot (73,939± sq. ft.) in the desirable Pondville neighborhood.

Conveniently located near schools, parks, shopping, and major commuter routes including US Route 20 and I-90, the home features a detached garage/workshop, substantial recent capital improvements including the septic system, oil tank, roof, and garage doors, plus potential for a separate in-law or guest suite.

Open House: Wednesday, October 21 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, 10/30/26. 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.

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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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