

1,438± sf 3 BR Home with 3-Season Room Detached 2-Car Garage 1.2± Acres with Pastoral Views 955 Hale St, Suffield, CT



Open House: Wednesday, March 27 (11am-1pm)



Auction: Wednesday, April 3 at 11am On-site

North Central CT location convenient to Routes 20, 75, 187, I-91 & Bradley International Airport.
15± miles to Hartford, CT & 20± miles to Springfield, MA.

Site: 1.22± acres with paved drive & shed

Garage: 480± sf detached 2-car built 2003

Ranch: 1,438± sf built 1954 with many updates including kitchen & baths, vinyl siding

2021 Renovations: Pellet stove in 3-season room, roof-mounted solar panels

Features: Hardwood & tile floors, custom cabinets, sump pump, 255± sf 3-season room, 56± sf open porch with hot tub, 98± sf patio

Bedrooms: 3

Baths: 1.5 (1 full, 1 half)

Basement: Full - 800± sf finished, 638± sf unfinished

Heat: Oil-fired hot water, fireplaces, pellet stove

Water & Sewer: Private

FEMA: Flood Zone Panels 09003C0208E & 09003C0208F

Zoning: Primary R45, PDIP at back

Deed Ref: 532/586

Parcel ID: 24 25 39

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check & remainder by 4pm ET on Friday, April 5, 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.

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— 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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