

CITY OWNED PROPERTY AT

PUBLIC AUCTION

Single Family Home in Desirable North End Location
Saturday, February 15, 2025 at 10:00 AM



49 Ledgewood Road, Manchester, NH

~ Sale to be held on site ~

ID#25-112 · We have been retained by the City of Manchester to sell at **PUBLIC AUCTION** this property which was acquired by Tax Collector's Deed. Single family ranch style home located on a 0.9± acre lot on a dead-end street in Manchester's North End · Home offers 2,008± SF GLA, 7 RMS, 4 BR, 3 BA, and FHW/Oil heat · Features include attached two car garage, vinyl siding, wrap-around deck, finished Basement & is served by public water & sewer · Assessed value: \$490,700. Tax Map 564, Lot 15. 2024 Taxes: \$9,608.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: By appointment with auctioneer and day of sale from 9:00am. **TERMS:** \$15,000.00 non-refundable deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Manchester at time of sale, balance due within 45 days. Conveyance by deed without covenants or warranties. Sale is subject to confirmation by the City of Manchester. The property is sold **"AS IS, WHERE IS"** subject to all outstanding liens, if any. Other terms may be announced at time of sale.



All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence on all matters they deem relevant.

FOR MORE INFORMATION, PLEASE VISIT WWW.JSJAUCTIONS.COM



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