



**AUCTION**

**958 BRITAIN RD, AKRON, OH 44305**

**APRIL 27, 2023 @ 5:30 PM**

Excellent Opportunity! Cape Cod style home with alum. and vinyl siding features 1,196 sq. ft., 3 bedrooms and 2 full baths. Relaxing front porch, living room with electric fireplace, dining room, kitchen with refrigerator and gas range, large master suite (15' x 22') with large walk-in closet, first floor bath with tub / shower. Second floor features 2 bedrooms with built-ins, updated bath with large tub. Basement with washing machine and double utility tubs, glass block windows, hi-efficiency gas furnace and central air, 100 amp breaker electric. Newly carpeted and painted throughout. Public water and sewer, private gravel drive and fenced backyard. Lot size 50' x 114'. Akron Schools, Akron City. Parcel #6704409. Taxes are \$798.58 per half. Home open for preview auction day at 3:30 pm.

**ONSITE AUCTION WITH ONLINE BIDDING AVAILABLE!**

Terms on Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction by Order of: Alphonze Wells, owner

Auctioneers / Realtors: John A. Marino & Joe W. Marino, CAI, AARE, Kathy Morrow, Realtor

Auction Conducted By: Whipple Auction & Realty

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