



**MLS # 73022374 - New  
Single Family - Detached**

**25 Heroult Rd  
Worcester, MA 01606-2631  
Worcester County**

List Price: **\$329,900**

Style: **Colonial**  
Color: **Green**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.12 (5,150 SqFt)**  
Handicap Access/Features:  
Directions: **Ararat To Westinghouse Parkway to**

Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Main Bath:  
Fireplaces: **0**  
Approx. Street Frontage:

**Remarks**

**Wonderful 3 Bedroom 2 Bath With A Bonus Large 3 Season Family Room Opening to the Kitchen located in the desirable 01606 area. Situated on a level lot, this home flows nicely throughout. Full Bath was added with easy access from the home or from the rear deck which had a previous above ground pool when the family was larger. Add your own pool and enjoy this feature again. Large Master BR has a huge walk in closet with stackable washer dryer hookups. Also, A Full Bath on the 2nd level. Hardwoods throughout. You'll love the storage in the walk up attic through the 3rd bedroom closet. Roof Stripped and 1 layer of Architectural shingles approx 10 years old. Boiler serviced every season. Vinyl replacement windows. Deck for entertaining or sitting out enjoying the back yard and a large shed to store all the home yard tools you'll need rounds this property out nicely. Open House Weds 8/10 from 4 -6 pm.**

**Property Information**

Approx. Living Area Total: **1,275 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,275 SqFt** Approx. Below Grade:  
Living Area Disclosures: **3 Season Porch Not Included with Sq Ft. Buyer/Buyers Agent to Verify**

Heat Zones: **1 Hot Water Baseboard, Gas** Cool Zones: **Window AC**  
Parking Spaces: **2 Off-Street** Garage Spaces: **0**  
Disclosures: **Front Left Window Has been on order for some time and is expected in Sept and will be professionally installed. All Info from seller & public records deemed reliable but should be verified by the buyer/buyers agent. No Warranty's.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bath 1:	1	-	-
Bath 2:	2	-	-
Laundry:	2	-	-
Sun Room:	1	-	-

**Features**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full, Interior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Storage Shed**  
Flooring: **Tile, Hardwood**  
Foundation Size:  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Walk-up Attic**  
Lot Description: **Paved Drive, Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions: **Freezer in Basement**  
Facing Direction: **North**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1919** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:37 B:017 L:00080**  
Assessed: **\$255,900**  
Tax: **\$3,892** Tax Year: **2022**  
Book: **19738** Page: **182**  
Cert:  
Zoning Code: **RS-7**  
Map: Block: Lot:

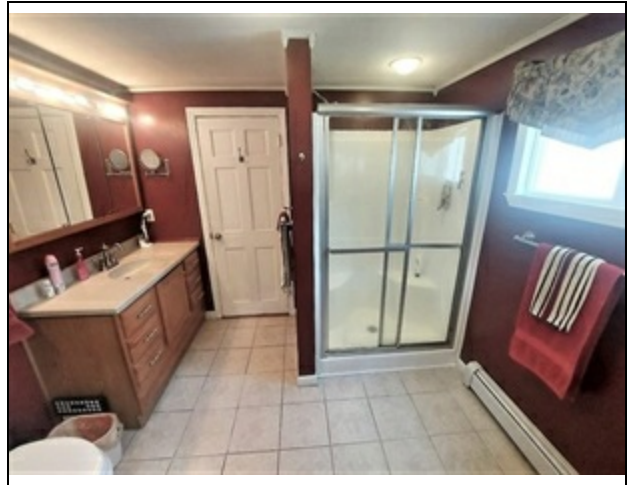
**Compensation**

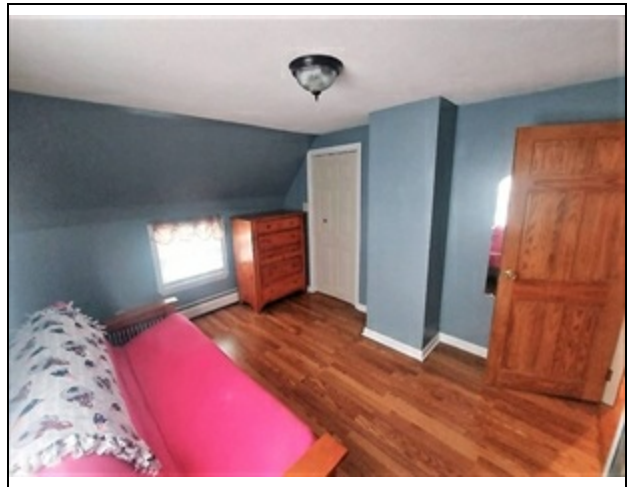
Sub-Agent: **Not Offered** Buyer Agent: **2.25**  
Facilitator: **1**  
Compensation Based On: **Net Sale Price**

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