

**6 Four Ash Court, Usk. NP15 1BE**  
**£290,000**  
**Tenure Leasehold**

- SUPERB USK CENTRE LOCATION
- WALKING DISTANCE OF ALL AMENITIES
- COMMUNAL PARKING AREA TO THE REAR
- LEVEL GARDENS TO FRONT AND REAR
- THREE BEDROOMS
- REFITTED SHOWER ROOM
- DOWNSTAIRS CLOAKROOM/W.C
- REFITTED CONTEMPORARY KITCHEN
- LOUNGE
- DINING ROOM

An exceptionally well presented mid terrace property situated in a convenient location within Usk town on this popular mews style development. Recent upgrades include new decor, flooring, internal doors, and double glazing. A new roof was installed in 2023.

An open porch way leads to the entrance hall with wood floor, stairs to the first floor and downstairs cloakroom. A bright lounge benefits from a feature fire place with full height picture window to front. Double Oak glazed doors lead to the dining room opening to the rear garden via French doors. A contemporary kitchen is fitted with gloss wall and base units having integral appliances and door to the rear garden.

Upstairs the landing with airing cupboard leads to 3 good sized bedrooms and the modern shower room with quadrant shower.

**Outside:** The property is situated in a well maintained complex with lawned gardens to front, paved pathways to main entrance and parking areas. To the rear: A patio area leads on to a garden laid to lawn, flower beds laid with chippings. Paved pathways lead to the rear pedestrian access, all enclosed by fencing. Newly erected garden shed.

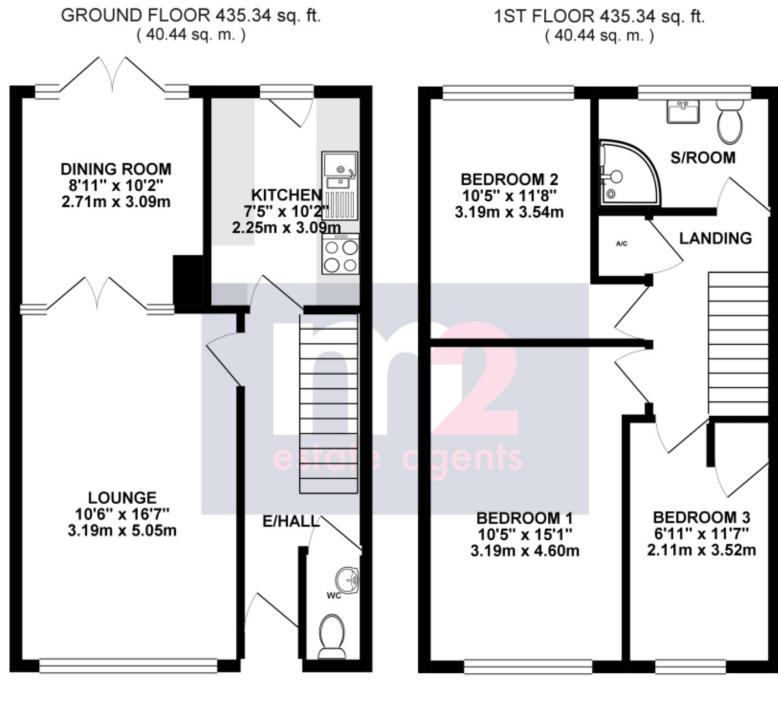
A monthly maintenance fee of £70.00 is payable to the residents association. This fee covers the maintenance, replacement and decoration of external house walls, cladding, fascia, guttering and roof. All front gardens are cut and maintained as well as the communal parking area and pathways. All the roofs of Four Ash Court were new in 2023/24. Lease is 999 years commencing 1976 with 951 years remaining.

**Services:**

All mains services connected

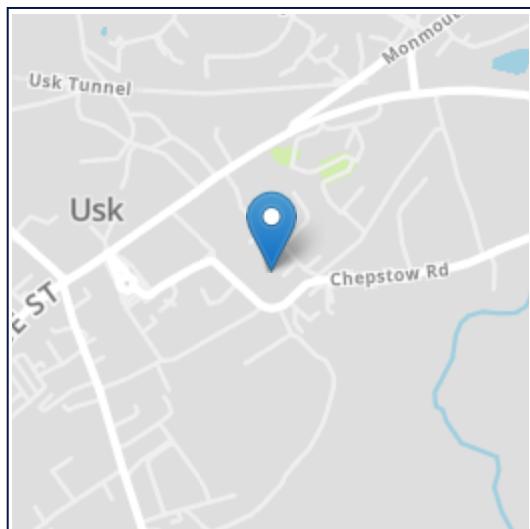
Council Tax Band:

D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 6 Four Ash Court, Usk, NP15 1BE ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_