



60 Maryport Street, Usk. NP15 1AD
£275,000
Tenure Freehold

- PLANNING PERMISSION FOR AN EXTENTION
- LOUNGE/DINING ROOM
- KITCHEN
- UTILITY/LOBBY
- GROUND FLOOR BATHROOM
- FIRST FLOOR CLOAKROOM/W/C
- 2 DOUBLE BEDROOMS
- LANDSCAPED GARDEN
- USK TOWN CENTRE

Situated in the centre of Usk, within easy reach of all local facilities is this charming Grade II listed character cottage. Deceptively spacious the accommodation is well presented throughout with a landscaped garden to the rear.

Entering into a dual aspect, light and airy lounge/dining room this 24ft space features exposed beams, fireplace and staircase to the first floor. The kitchen is fitted with both wall and base units, built in oven, hob with extractor over and space for an upright fridge/freezer. From the kitchen is a utility lobby providing access to the garden and bathroom. Fully tiled the rear aspect bathroom features a panel enclosed bath, vanity sink and w/c.

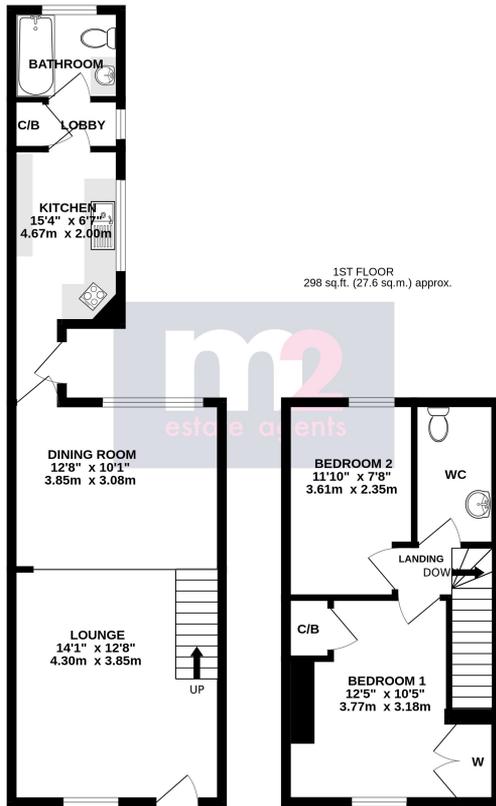
Upstairs the landing gives access to 2 double bedrooms and a large cloakroom with w/c and pedestal sink.

Outside the fully enclosed, good sized, landscaped rear garden has been designed in low maintenance zones. The first features a full width patio. Beyond the timber shed is a gravelled area with raised bed and pergola walkway leading to a further paved seating area.

Services:
Council Tax Band:
E



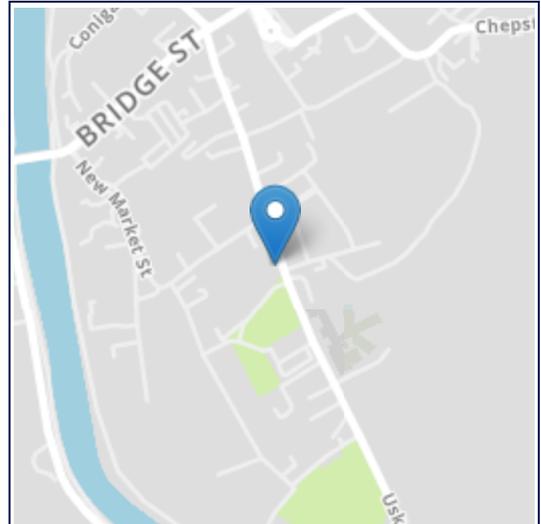
GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.

TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 appliances 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	
(81-91)	B	87
(69-80)	C	
(55-68)	D	
(39-54)	E	55
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (60 Maryport Street, Usk, NP15 1AD) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____