



9 Four Ash Court, Usk. NP15 1BE
£275,000
Tenure Leasehold

- ENTRANCE HALL
- DOWNSTAIRS CLOAKROOM/W/C
- LOUNGE/DINING ROOM
- MODERN KITCHEN WITH APPLIANCES
- 3 BEDROOMS
- MODERN SHOWER ROOM
- LOW MAINTENANCE GARDEN
- COMMUNAL PARKING
- NO CHAIN
- MEWS DEVELOPMENT IN USK CENTRE

This well presented spacious mid terrace property benefits from a paved enclosed rear garden new roof replaced in 2022/23.

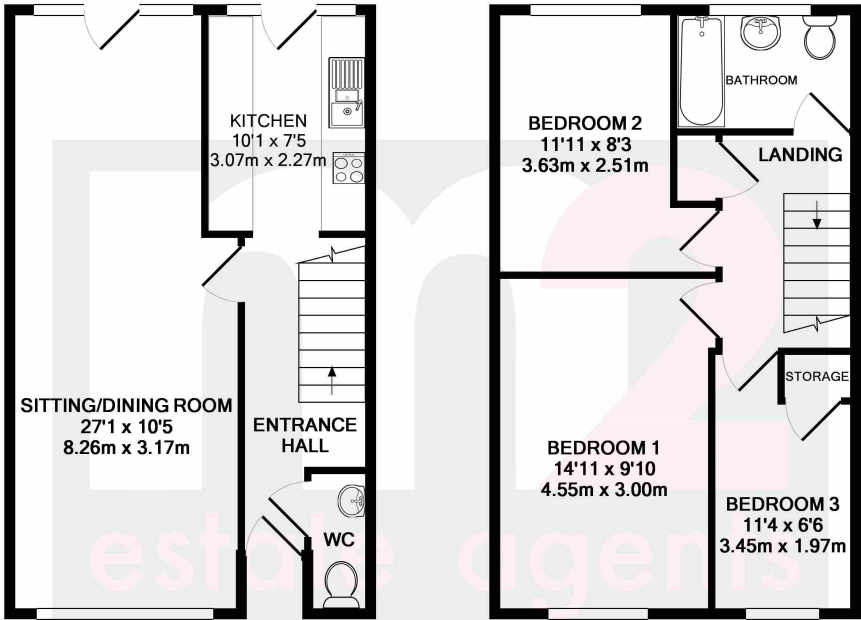
The entrance hall features stairs to the first floor and downstairs cloakroom. A good size lounge/dining room enjoys a dual aspect through a large picture window to the front and glazed door and side panels to the rear. The modern kitchen is fitted with an extensive range of units as well as a built in eye level oven and microwave, fridge/freezer, gas hob with extractor over. Door to the rear garden.

Upstairs the landing leads to 3 bedrooms and modern shower room.

Outside to the front there is a garden laid to lawn with paved pathways to the main entrance. Enclosed by stone and rendered walling the rear garden is fully paved with raised bordering flower bed. A gate opens onto a rear access path leading to the communal parking area.

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.

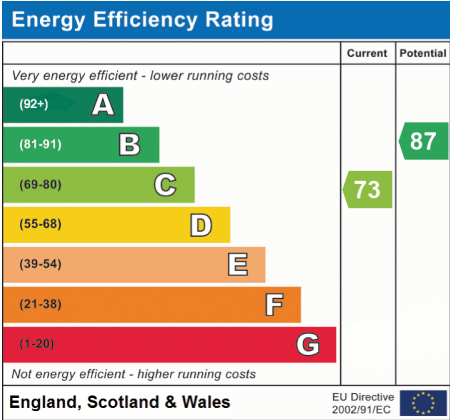
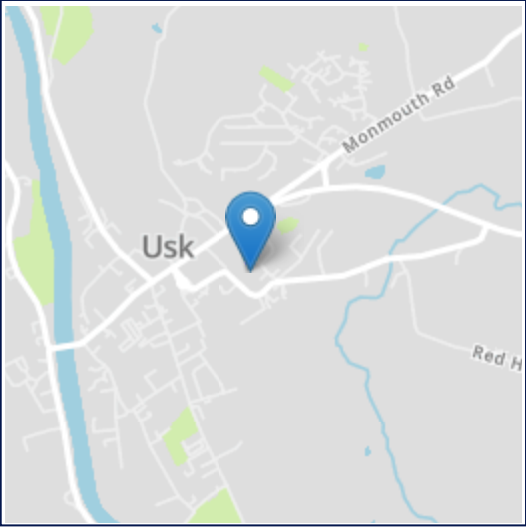
Services:
All mains services connected
Council Tax Band:
D



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 (9 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 _____