



9 Baron Street, Usk. NP15 1AS
GUIDE PRICE £325,000 - £335,000
Tenure Freehold

- DESIRED LEVEL LOCATION IN USK CENTRE
- PEDESTRIAN REAR ACCESS
- LOUNGE/DINING ROOM WITH OPEN FIRE
- KITCHEN/BREAKFAST ROOM OPENING TO GARDEN
- 3 BEDROOMS

- SOUGHT AFTER LOCATION WITHIN USK TOWN
- MATURE GARDENS
- BATHROOM WITH SEPARATE SHOWER AND BATH
- PORCH

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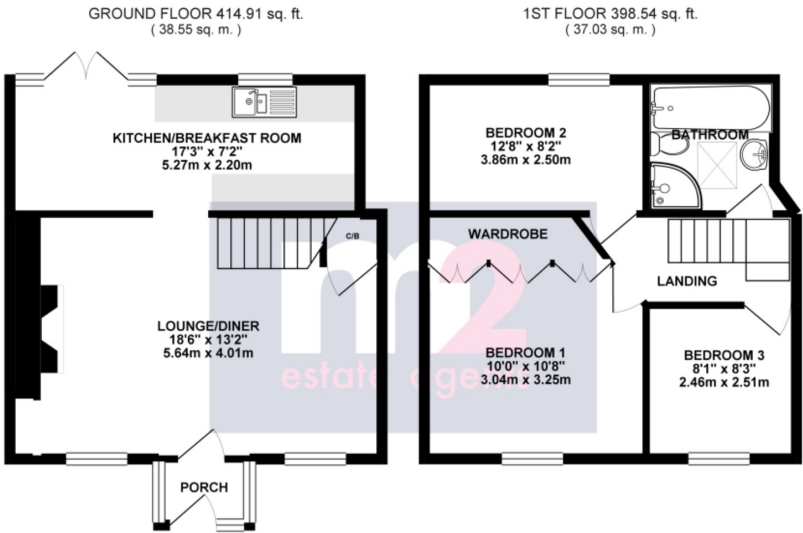
**** GUIDE PRICE £325,000 - £335,000 **** An attractive, stone fronted mid terrace cottage situated in this convenient level location within Usk town. The property lies within easy access of an excellent range of amenities along with riverside walks and offers deceptively spacious accommodation.

Enclosed by walling with a central gate, the easily maintained front garden leads to a pitched entrance porch. From the porch you enter the good size lounge/dining room with open fire and stairs to the first floor with storage cupboard beneath. A wooden floor extends throughout the ground floor leading to a full width kitchen/breakfast room fitted with a range of base units having wooden work surfaces. French doors provide access to the garden.

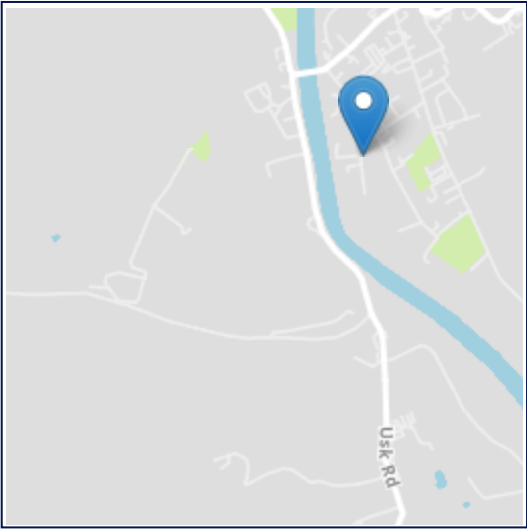
Upstairs a split level landing leads to 3 bedrooms, the master having built in wardrobes. The family bathroom leads off the staircase having bath and separate quadrant shower cubicle.

Outside the rear garden features a flagstone seating area, onto a cottage style garden laid mainly to lawn with inset flower beds planted with an extensive range of plants and shrubs. All enclosed by fencing. A right of way over neighbouring properties provides pedestrian rear access.

Services:
All services connected
Council Tax Band:
E



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 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		92
(81-91) B		
(69-80) C	72	
(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.

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