



**1 Barons Court, Usk. NP15 1AY**  
**Offers over £700,000**  
**Tenure Freehold**

- NO CHAIN
- ATTRACTIVE, DETACHED GEORGIAN STYLE PROPERTY
- SOUGHT AFTER LOCATION WITHIN USK TOWN.
- GENEROUS ACCOMMODATION OVER 3 LEVELS
- SIX BEDROOMS
- ENTRANCE HALL WITH TURNED STAIRCASE AND GROUND FLOOR WC

- LOUNGE OPENING TO GARDEN & SEPARATE DINING ROOM
- GOOD SIZE STUDY
- KITCHEN BREAKFAST ROOM AND UTILITY ROOM
- ESTABLISHED REAR GARDEN, PARKING AND GARAGE
- TWO BATHROOMS AND EN-SUITE BATHROOM

**19 Bridge Street, NP15 1BQ**  
**M2 Estate Agents Usk 01291 672827**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

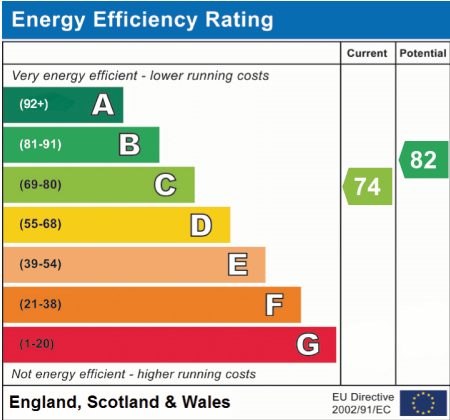
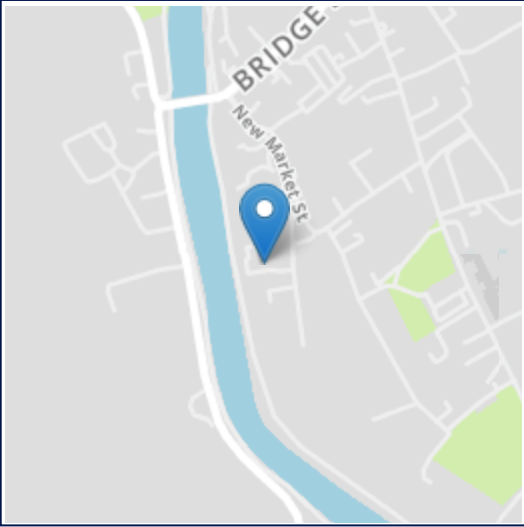
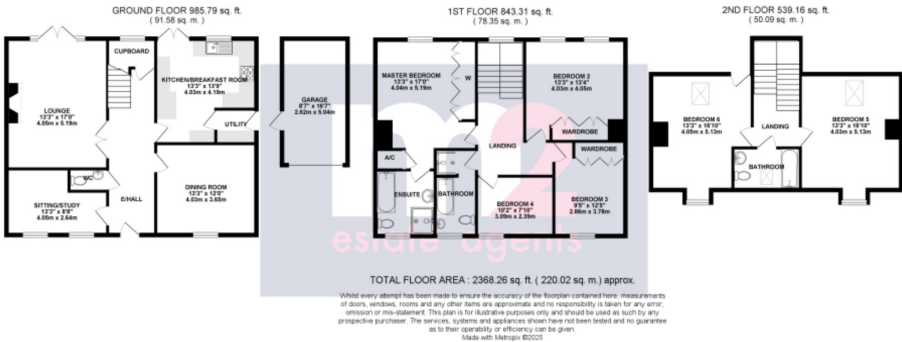
An attractive, Georgian style 6 bedroom detached family home located within Usk town, offering generous family accommodation over 3 levels benefiting from an established rear garden, parking and a garage.

A spacious entrance hall with turned staircase to the first floor, storage cupboard beneath and ground floor w/c. A good size study enjoys an outlook to the front with the large sitting room having a feature fire place and French doors to the rear garden. The kitchen/breakfast room is fitted with an extensive range of wall and base units extending to a breakfast bar, double doors open to the garden with utility room off. A separate dining room, beyond the kitchen, again enjoys an outlook to the front.

Upstairs a half landing with picture window to the rear, leads to the main landing with stairs to the second floor. 4 bedrooms lead off, 3 having built in wardrobes. The master having an en-suite bathroom. A family bathroom serves the remaining bedrooms. On the 2nd floor are 2 further double bedrooms and a bathroom.

Outside an enclosed forecourt with paved driveway to side, provides parking for numerous vehicles, leading to a single garage and side access gate. To the rear a natural stone patio area leads onto a level garden laid to lawn having well stocked and established shrub beds, enclosed by fencing.

Services:  
All mains services connected  
Council Tax Band:  
H



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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