



**4 New Market Street, Usk. NP15 1AT**  
**£365,000**  
**Tenure Freehold**

- PARKING TO REAR
- ATTRACTIVE END TERRACE COTTAGE
- SOUGHT AFTER LOCATION WITHIN USK TOWN
- ENTRANCE PORCH
- DINING ROOM
- LOUNGE WITH FEATURE FIRE PLACE
- GOOD SIZE KITCHEN
- REFITTED BATHROOM
- 2 BEDROOMS WITH BUILT IN WARDROBES
- WELL KEPT EASILY MAINTAINED GARDEN
- NO CHAIN



An attractive, extended end terrace property situated on this highly regarded road within Usk town with parking to rear. The property benefits from a ground floor extension providing a good size kitchen and refitted bathroom.

An entrance porch leading to a dining room with replacement sash windows to front.

A separate sitting room benefits from a feature fire place with stairs to the first floor. A lobby provides access to the modern kitchen/breakfast room with integral appliances and refitted bathroom having bath & shower.

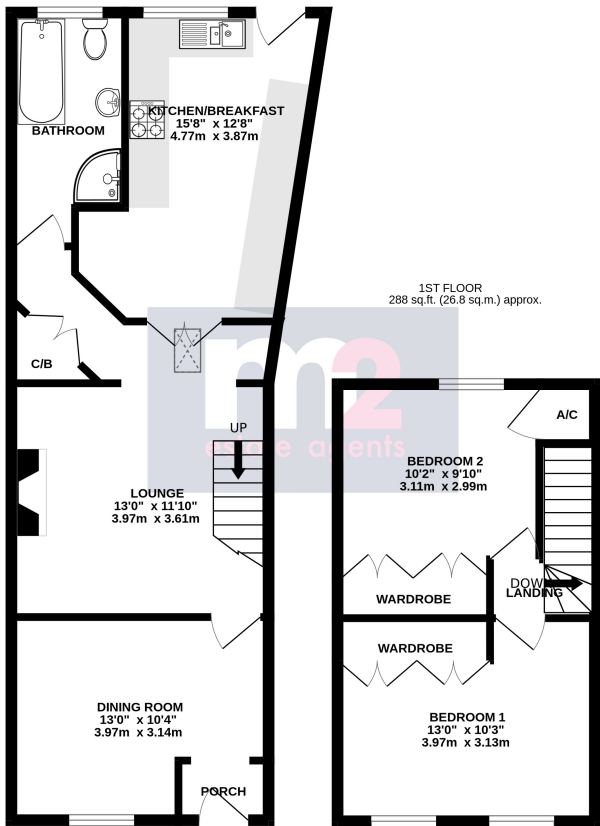
Upstairs a landing leads to 2 double bedrooms both having fitted wardrobes.

Outside to the rear a private seating area having paved pathways through well stocked raised beds, inset fish pond and further covered seating area with garden store/workshop off. A gate provides access to the rear parking area and lane.

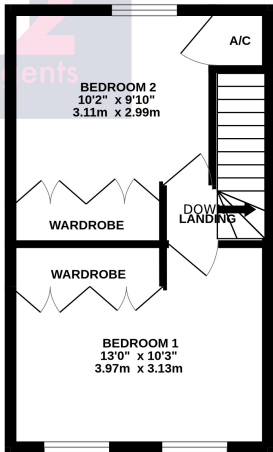
Services:  
All mains services connected  
Council Tax Band:  
E



GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.

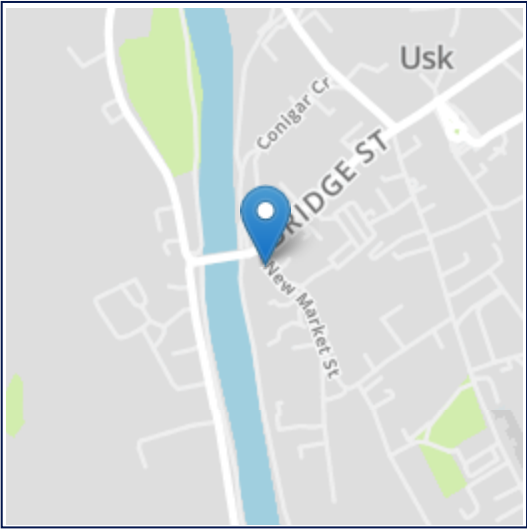


1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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                       | 85        |
| (69-80)                                     | C                       |           |
| (55-68)                                     | D                       | 63        |
| (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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