



40 Priory Gardens, Usk. NP15 1BB
£450,000
Tenure Freehold

- WELL MAINTAINED DETACHED FAMILY HOME
- SPACIOUS RECENTLY MODERNISED ACCOMMODATION
- DRIVEWAY GARAGE & WELL KEPT GARDENS
- ENTRANCE PORCH & ENTRANCE HALL
- GROUND FLOOR W/C
- LARGE LOUNGE/DINING ROOM
- KITCHEN OVERLOOKING GARDEN
- SUMMER/GARDEN ROOM
- 3 BEDROOMS (2 WITH BUILT IN WARDROBES)
- FULLY FITTED BATHROOM

A well presented detached family home offering generous accommodation. Offering driveway parking and a garage in this sought after location within Usk town, within walking distance of all local amenities.

The entrance hall features the original parquet floor, stairs to the first floor with storage cupboard beneath, doors to the garage and cloakroom/w.c. Dual aspect the large lounge/dining room benefits from a bow window to front, feature fire surround and window to side. The kitchen is fitted with an extensive range of units and enjoys an outlook over the rear garden as does the separate summer/garden room.

Upstairs a bright landing leads to 3 bedrooms (2 having built in wardrobes). A family bathroom benefits for quadrant shower, bath, vanity storage unit and fully tiled walls.

The rear garden features a seating area laid with stone, leading to a shaped lawn with easily maintained bordering beds and secondary seating area. Enclosed by modern metal fencing with gated side access.

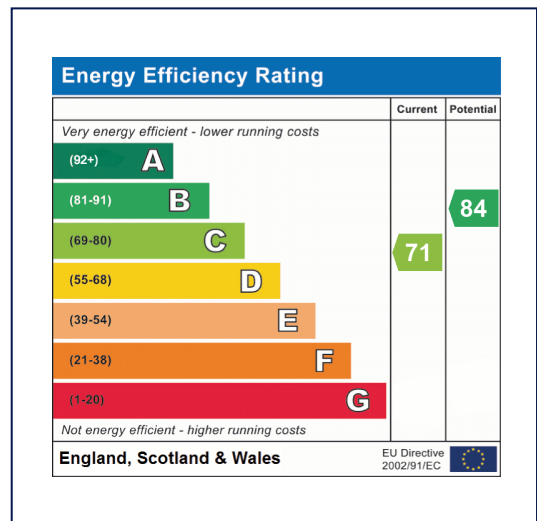
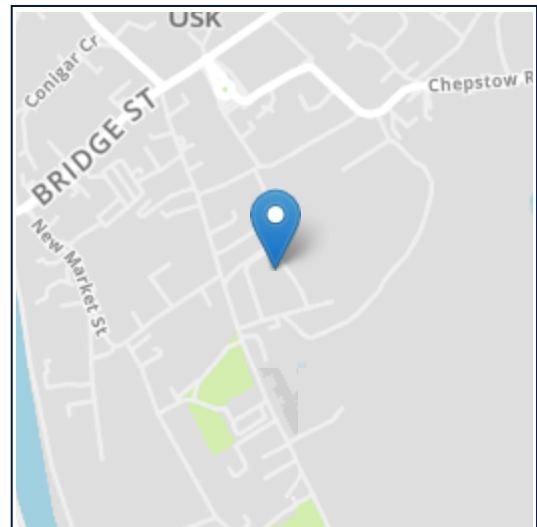
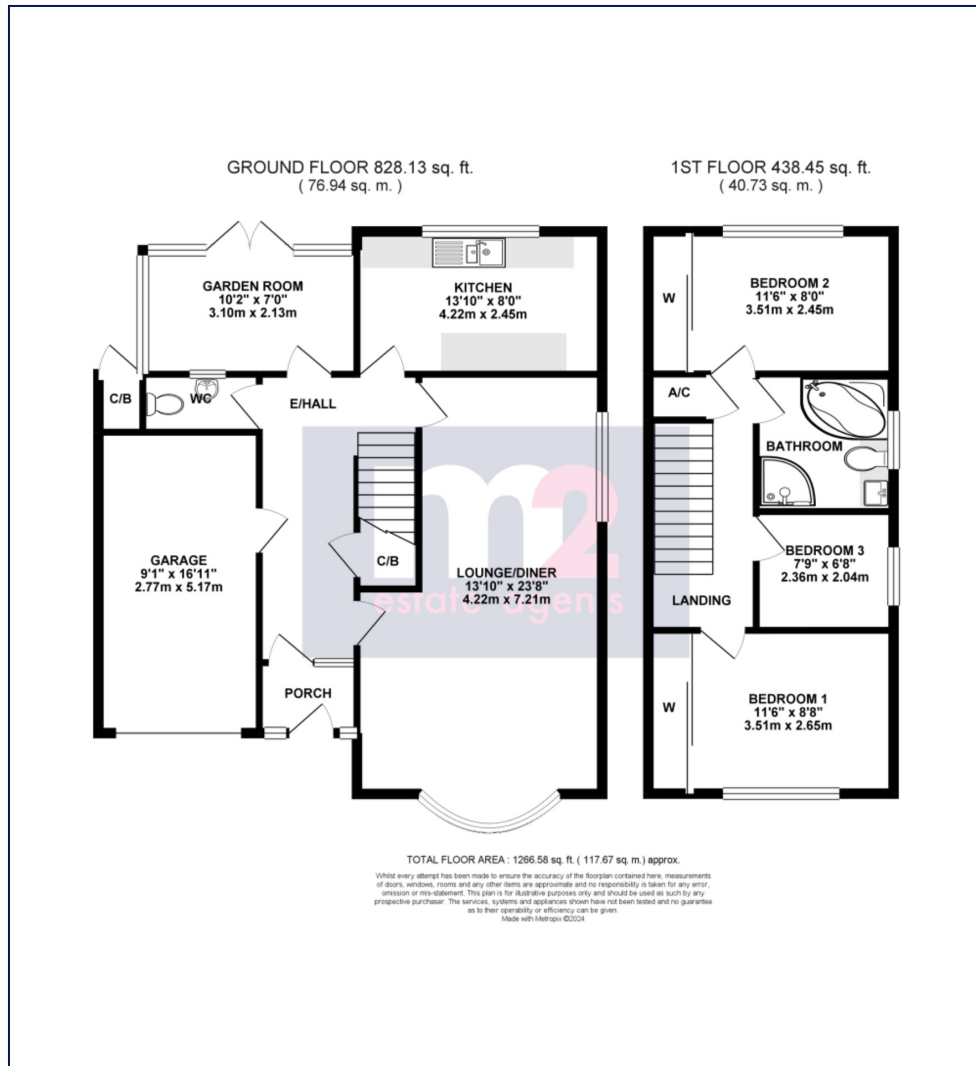
Garage: Accessed via an up and over door.

Services:

All mains services connected.

Council Tax Band:

F



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 (40 Priory Gardens, Usk, NP15 1BB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____