



26 The Meadows, Usk. NP15 1BT
£375,000
Tenure Freehold

- EXTENDED SEMI DETACHED FAMILY HOME
- OFFERING EXCELLENT FAMILY ACCOMMODATION WITHIN USK TOWN
- ENTRANCE HALL & WC
- LARGE SITTING ROOM/STUDY
- LOUNGE WITH WOOD BURNER

- LARGE OPEN PLAN KITCHEN/DINER OPENING TO CONSERVATORY
- 5 BEDROOMS & BATHROOM
- PARKING & GARDEN TO FRONT WITH GARAGE PROVIDING STORAGE
- GOOD SIZE ENCLOSED REAR GARDEN
- NO CHAIN

A greatly extended 5 bedroom semi detached property offering superb family accommodation in this convenient location within Usk town.

The property lies within easy access of an excellent range of amenities, local schools and the A449 having accommodation comprising:

To the ground floor: An entrance hall with stairs to the first floor and cloakroom/wc off. A good size sitting room is currently utilised as a study with storage to 1 wall. The separate lounge benefits from a wood burner opens to the large full width modern kitchen/diner with conservatory & store room off.

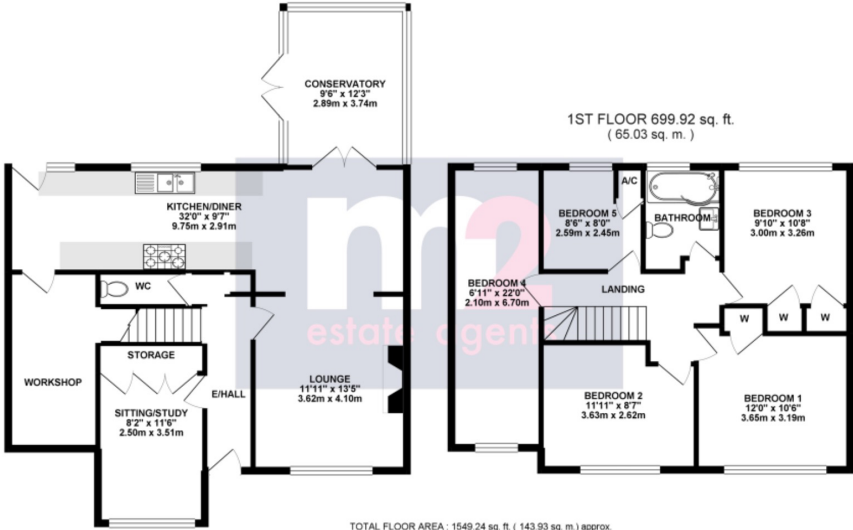
To the first floor: A landing leads to 5 bedrooms and the family bathroom.

Outside: To the front: A double driveway and garden laid to lawn. To the rear a patio area having steps up to a lawned garden, secondary seating area, block built shed, enclosed by fencing.

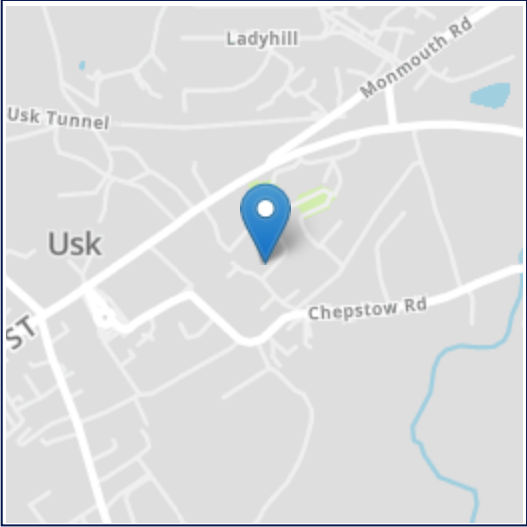
Services:
Council Tax Band:
E



GROUND FLOOR 849.32 sq. ft.
(78.90 sq. m.)



TOTAL FLOOR AREA: 1549.24 sq. ft. (143.93 sq. m.) approx.
While 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.
Made with Mapbox 62026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (26 The Meadows, Usk, NP15 1BT)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____