



**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.

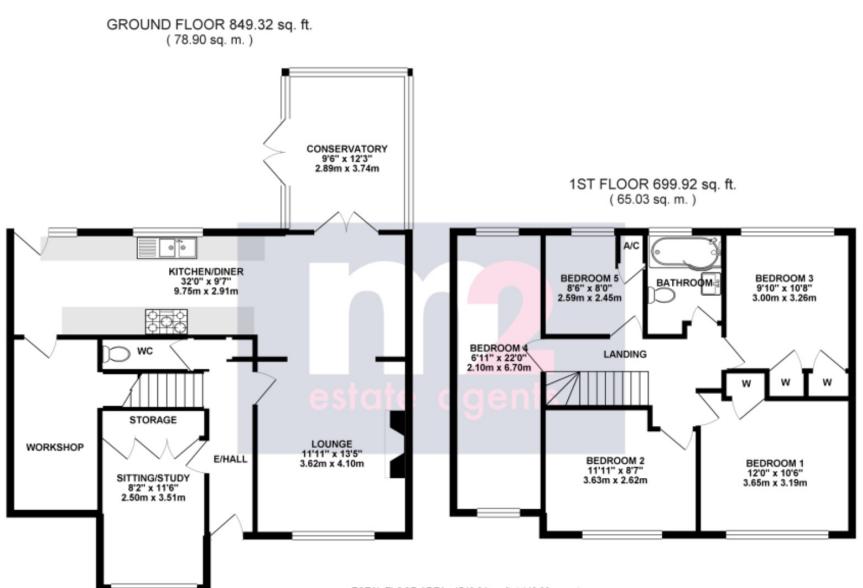
Outside: To the front: A double driveway and garden laid to lawn. To the rear a

patio area having steps up to a lawned garden, secondary seating area, block built shed, enclosed by fencing.

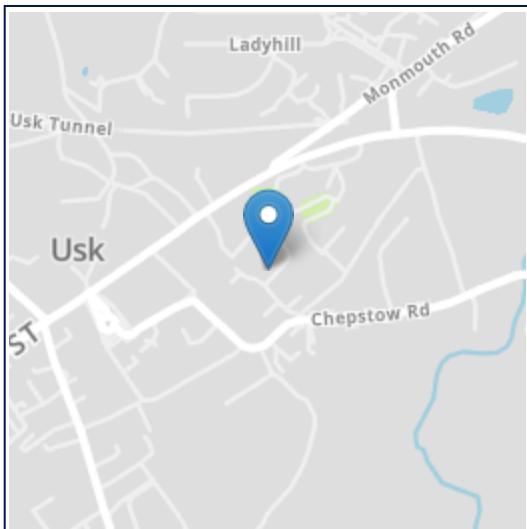
Services:

Council Tax Band:

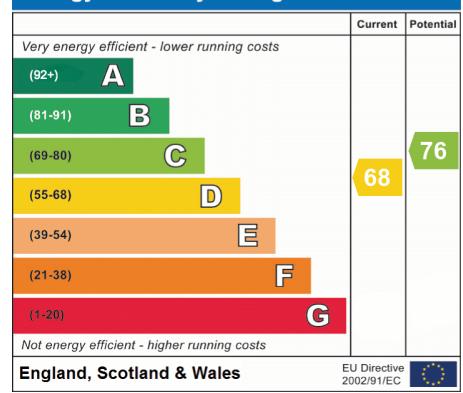
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and should only be used as a guide. Any areas or dimensions or room sizes quoted are for illustrative purposes only and should not be used as such for 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.



#### Energy Efficiency Rating



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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 \_\_\_\_\_