



2b Maryport Street, Usk. NP15 1AB
£290,000
Tenure Freehold

- RECENTLY RENOVATED MID TERRACE COTTAGE
- CONVENIENT LOCATION WITHIN USK TOWN
- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM/WC
- GOOD SIZE LOUNGE OPEN TO MODERN KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOMS
- REFITTED SHOWER ROOM
- ENCLOSED EASILY MAINTAINED REAR COURTYARD
- NO CHAIN

A well presented 2 bedroom mid terrace, cottage style property situated within the heart of Usk Town close to its excellent range of amenities.

The property has recently benefited from comprehensive renovation and now offers ideal accommodation for a first time buyer or those downsizing.

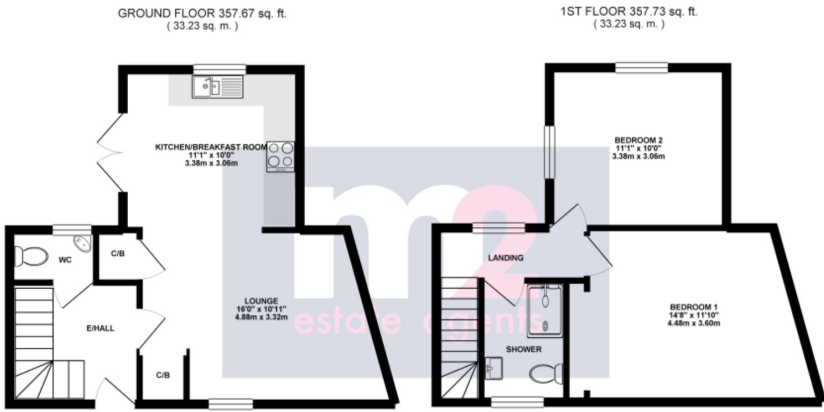
In brief the accommodation comprises:-

To the ground floor: An entrance hall with turned stairs to the first floor and cloakroom/wc off.

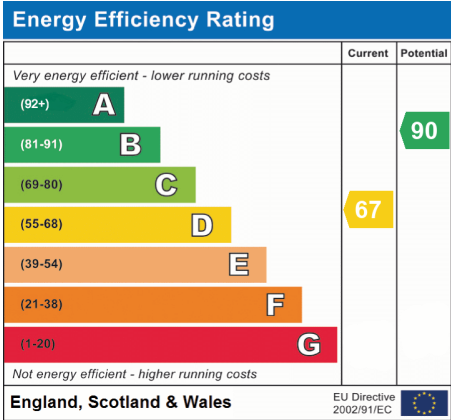
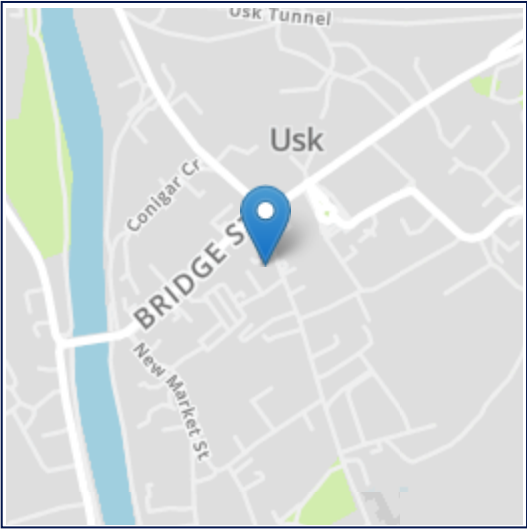
To the first floor: A landing leads to 2 double bedrooms and a shower room with oversized shower.

Outside: To the rear an enclosed courtyard laid with gravel enclosed by fencing.

Services:
Council Tax Band:



TOTAL FLOOR AREA: 715.40 sq. ft. (66.46 sq. m.) approx.
Whilst 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 Metraplan (2022)



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 (2b Maryport Street, Usk, NP15 1AB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____