



**74 Burrium Gate, Usk. NP15 1TN**  
**Offers Over £300,000**  
**Tenure Freehold**

- MODERN, WELL MAINTAINED SEMI DETACHED PROPERTY
- POPULAR LOCATION ON THE OUT SKIRTS OF USK
- ENTRANCE HALL & CLOAKROOM/WC
- LARGE LOUNGE WITH WOOD BURNER
- KITCHEN/DINER OPENING TO GARDEN

- 3 BEDROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- PLEASANT ENCLOSED REAR GARDEN
- ALLOCATED PARKING

A well maintained semi detached family home lying on the fringe of Usk town and enjoying a rural out look to the rear.

The property lies within a short distance of a wide range of amenities including local schooling and the A449 provides commuters access to the Midlands and the M4.

In brief the accommodation comprises:

To the ground floor: An entrance hall with cloakroom/wc leads to a good sized lounge with stairs to the first floor.

The kitchen/breakfast room benefits from a built in oven & hob, under stairs storage cupboard with French doors opening to the garden.

To the first floor: A landing leads to 3 bedrooms the master having an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside: To the front 2 allocated parking spaces and an easily maintained forecourt. Paved pathways provide access to the main entrance and side access.

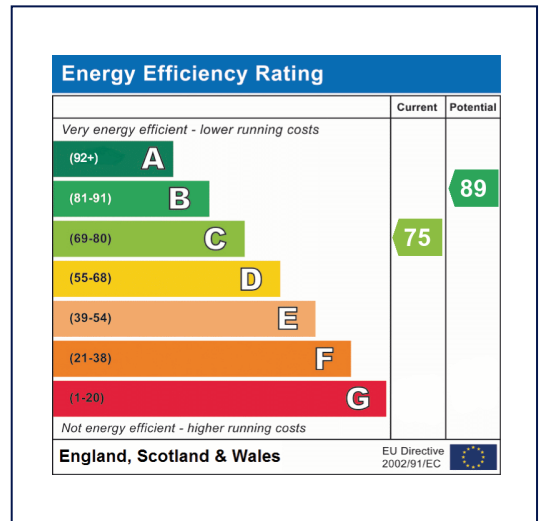
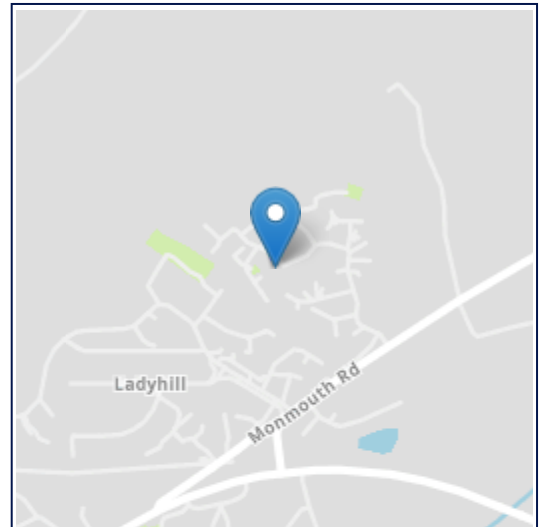
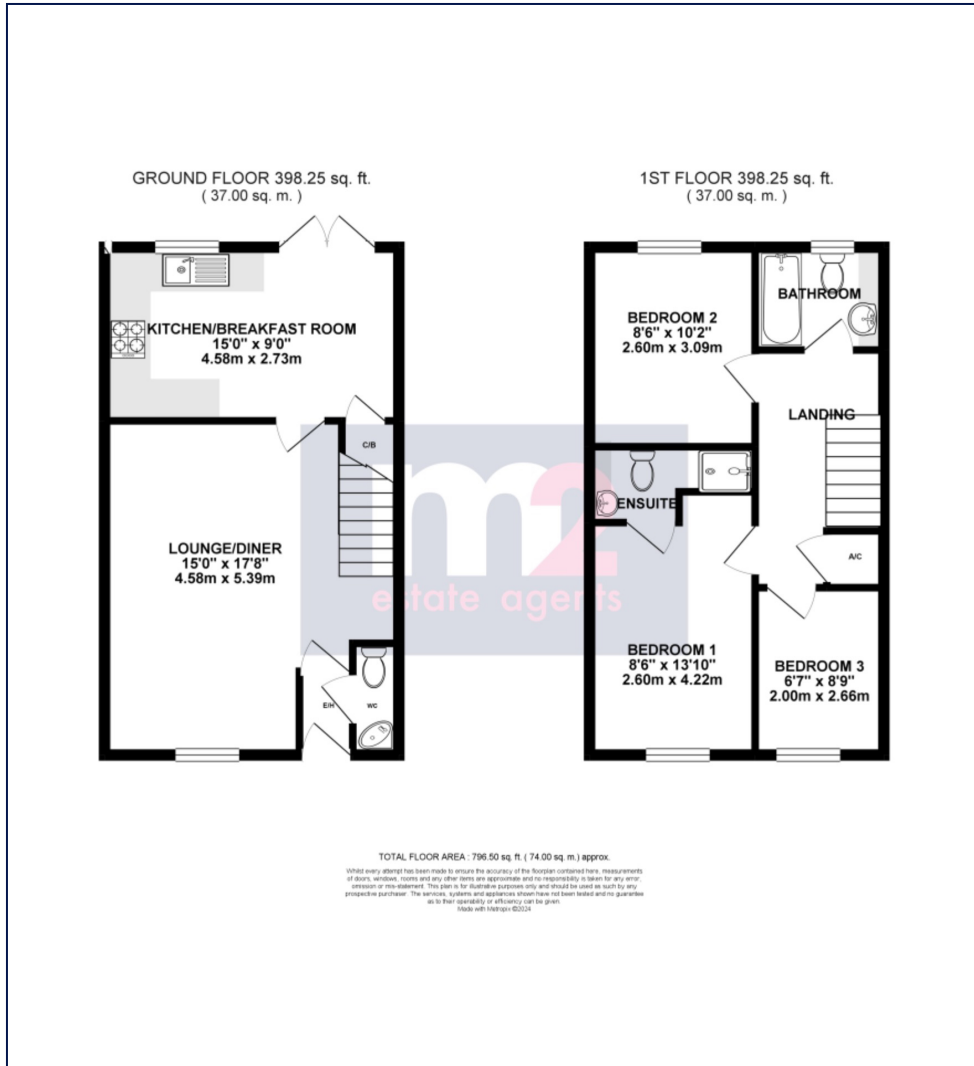
To the rear: A patio area leads onto a garden laid mainly to lawn with raised beds enclosed by fencing with gate to side.

Services:

All mains services connected

Council Tax Band:

E



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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