



30 Maryport Street, Usk. NP15 1AE
£290,000
Tenure Freehold

- **3 BEDROOMS**
- **2 RECEPTIONS**
- **KITCHEN**
- **SHOWER ROOM**
- **CLOAKROOM/W/C**

- **2 OUTBUILDINGS**
- **LARGE REAR GARDEN**
- **NO CHAIN**
- **GRADE II LISTED COTTAGE**
- **SUPERB POTENTIAL**

Dating back to the 1600's this Grade II listed cottage is a superb investment opportunity, ideally situated in the centre of Usk being walking distance of all the local facilities. Requiring modernization and with a large garden to the rear, this property offers scope to extend and transform into a stunning period home.

Double fronted the main entrance leads into a porchway opening onto two reception rooms. Stairs rise from the spacious lounge. Exposed beams feature throughout the light and airy accommodation. A galley kitchen overlooks the garden with a shower room off the left and a rear lobby leading to a cloakroom/w/c to the other end.

Upstairs the landing opens onto three bedrooms, all of a good size.

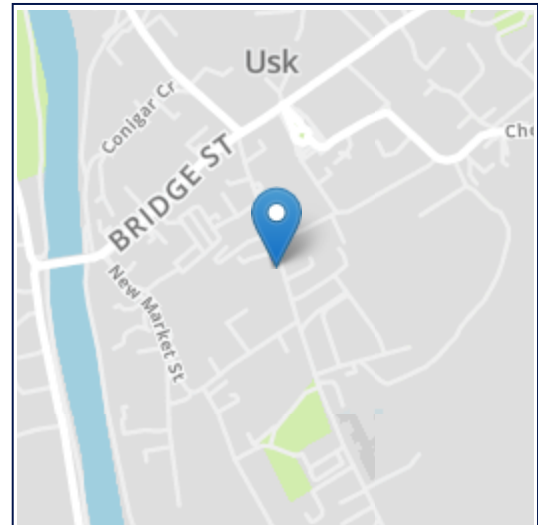
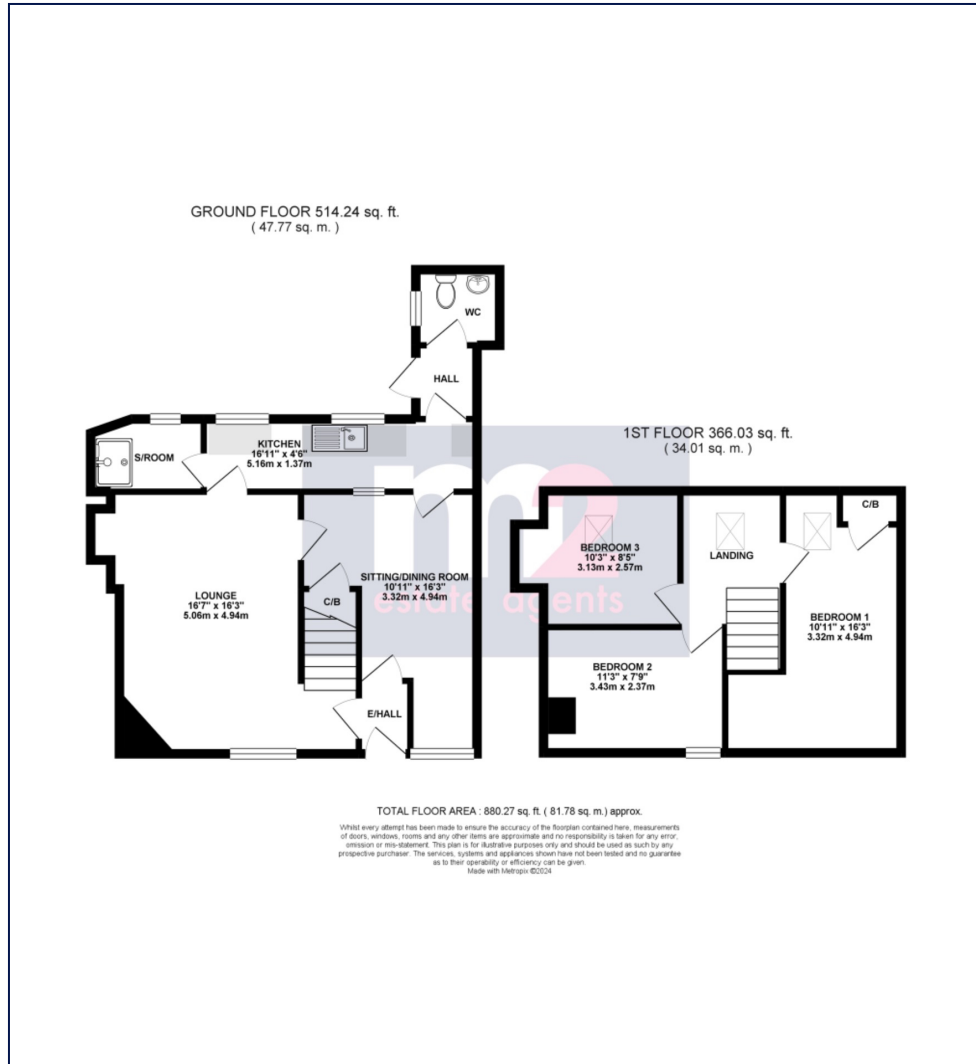
Outside the large lawned rear garden features two outbuildings and a gate to a pedestrian pathway. This rear access is for the cottages only, providing gated secure entry to Maryport Street.

Services:

all mains services connected

Council Tax Band:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	8
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 (30 Maryport Street, Usk, NP15 1AE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____