



**10 Church Street, Usk. NP15 1AG**  
**£310,000**  
**Tenure Freehold**

- SPACIOUS SEMI DETACHED PROPERTY IN SOUGHT AFTER LOCATION
- REQUIRING SOME UPDATING
- LARGE LOUNGE OPEN TO DINING ROOM
- KITCHEN
- GROUND FLOOR W/C
- CONSERVATORY
- 3 BEDROOMS
- SHOWER ROOM & SEPARATE W/C
- GOOD SIZE REAR GARDEN & WORKSHOP/STORE
- NO CHAIN

A spacious semi detached property situated within Usk town offering ideal family accommodation although requiring some updating

The property occupies a good size level plot benefiting from a large workshop/store to rear.

Internal accommodation comprises:

An entrance hall with stairs to first floor. A good size lounge opens to the dining room with gas fire & back boiler providing hot water & central heating.

The modern kitchen, with w/c off, leads to a large full width conservatory with patio doors to rear.

To the first floor: A landing leads to 3 bedrooms, 2 having built in wardrobes, wet room & separate w/c.

Outside: To the front an easy maintained garden & driveway part enclosed by walling, gate to side.

To the rear: A deck seating area leads onto an easily maintained garden with central pond paved pathways extend to a further private paved area with 27'5 x 7'8 workshop/store and green house.

Services:

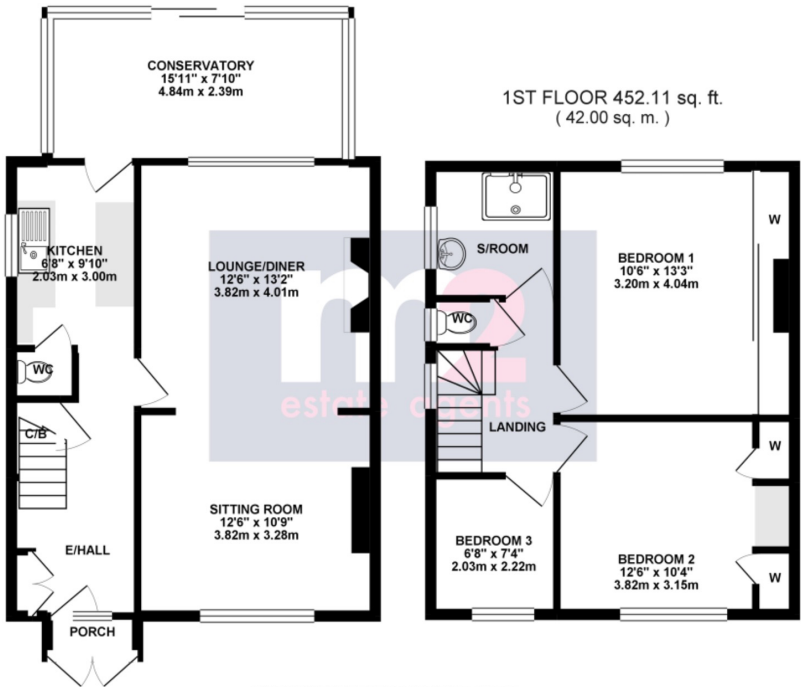
All mains services connected

Council Tax Band:

E

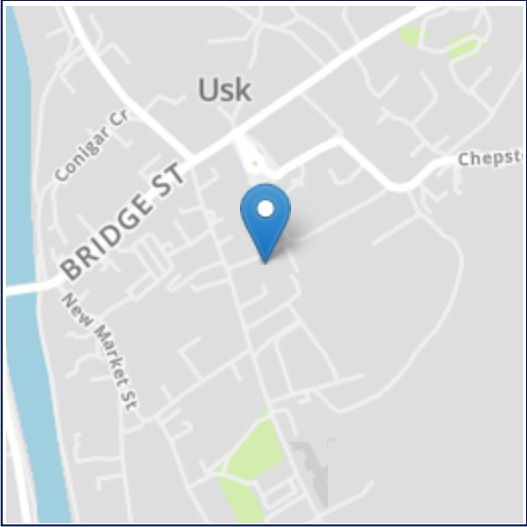


GROUND FLOOR 593.25 sq. ft.  
( 55.11 sq. m. )



TOTAL FLOOR AREA : 1045.35 sq. ft. ( 97.12 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.  
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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 ( 10 Church Street, Usk, NP15 1AG )  
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_