



**1 Woodbine Cottages, Monmouth Road, Usk.
NP15 1QZ
£375,000
Tenure Freehold**

- SPACIOUS SEMI DETACHED COTTAGE
- WELL PRESENTED FAMILY ACCOMMODATION OVER 3 LEVELS
- LOUNGE WITH WOOD BURNER
- KITCHEN/BREAKFAST ROOM WITH LOG BURNER
- UTILITY ROOM & GARDEN ROOM
- GROUND FLOOR WET ROOM & FIRST FLOOR SHOWER ROOM
- 2 DOUBLE BEDROOMS & USEFUL LOFT AREA
- NO CHAIN
- LARGE LEVEL REAR GARDEN
- DRIVEWAY & GARAGE

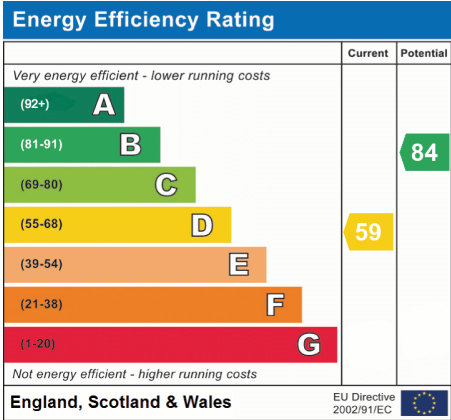
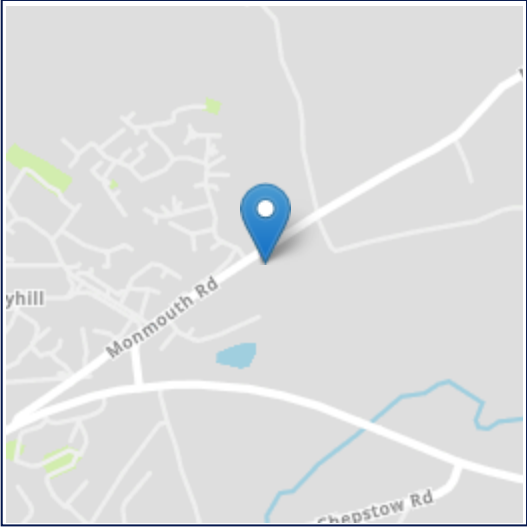
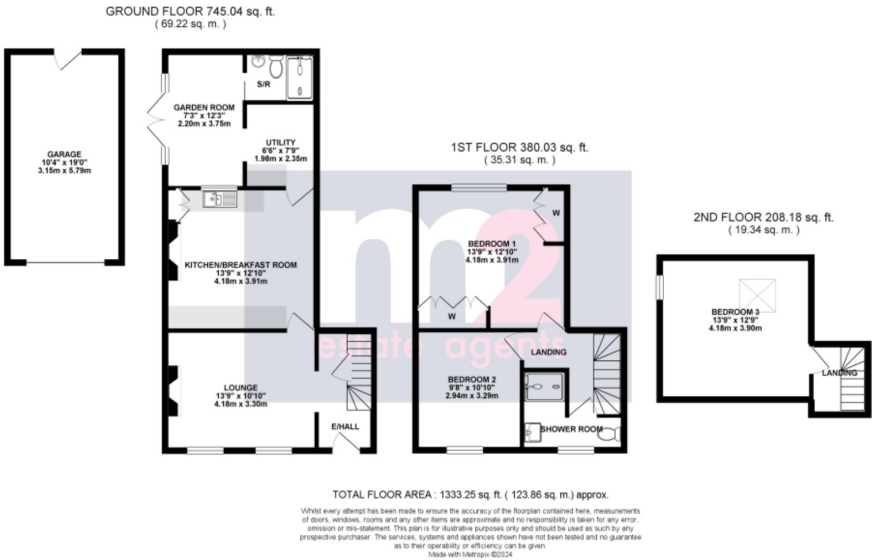
A spacious 2/3 bedroom character cottage benefiting from a large enclosed rear garden, parking and a garage in this convenient location close to Usk town, local schools & the A449.

Well presented throughout the accommodation spans 3 levels. On the ground floor an entrance hall with turned stairs to first floor opens to the lounge with wood burner. A farmhouse style kitchen/breakfast room has integral appliances and a small pot burner recessed in a stone chimney breast. A utility room with tiled floor opens to a garden room with French doors to the garden and vaulted ceiling, off which is a modern walk in wet room & w/c.

Upstairs the landing with turned staircase to the 2nd floor, leads to two double bedrooms and modern shower room. Up on the second floor is a third bedroom/loft room with Velux window to rear.

Outside is a pretty front garden with a driveway to the side providing parking leading to a single garage. A fenced and gated side access opens to the rear garden. Fully enclosed the private, large level rear garden features patio seating areas, mature fruit trees and bordering beds, timber greenhouse, shed and pedestrian door to the garage.

The property benefits from Upvc double glazing throughout, gas fired central heating system via a combination boiler, installed circa 3 years ago and no chain. Services:
All mains services are connected
Council Tax Band:
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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