



88 Maryport Street, Usk. NP15 1AH
£285,000
Tenure Freehold

- SPACIOUS SEMI DETACHED PROPERTY
- SITUATED ON A QUIET CUL DE SAC
- ENTRANCE HALL
- LOUNGE OPENING TO DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GARDEN TO FRONT
- GARDEN WITH LARGE STORE
- NO CHAIN

An ideal renovation project situated in a secluded, quiet cul de sac off Maryport Street. This larger than average 3 bed semi detached property has a former garage to the rear, currently used as a large store.

An entrance porch leads to a hall with stairs to first floor. A good size lounge enjoys an outlook to the front with double doors providing access to the dining room. A good size kitchen comprises wall & base units, under stairs storage cupboard and leads to the rear porch.

Upstairs landing provides access to 3 bedrooms, 2 having built in wardrobes, bathroom and a separate w/c.

Outside double gates lead to a paved driveway dividing a front garden laid to lawn with bordering flower beds. A gate provides access to the side. To the side of the property paved pathways continue past a green house to an enclosed, paved, easily maintained rear garden, enclosed by fencing. A former garage provides storage.

Services:

All mains services connected.

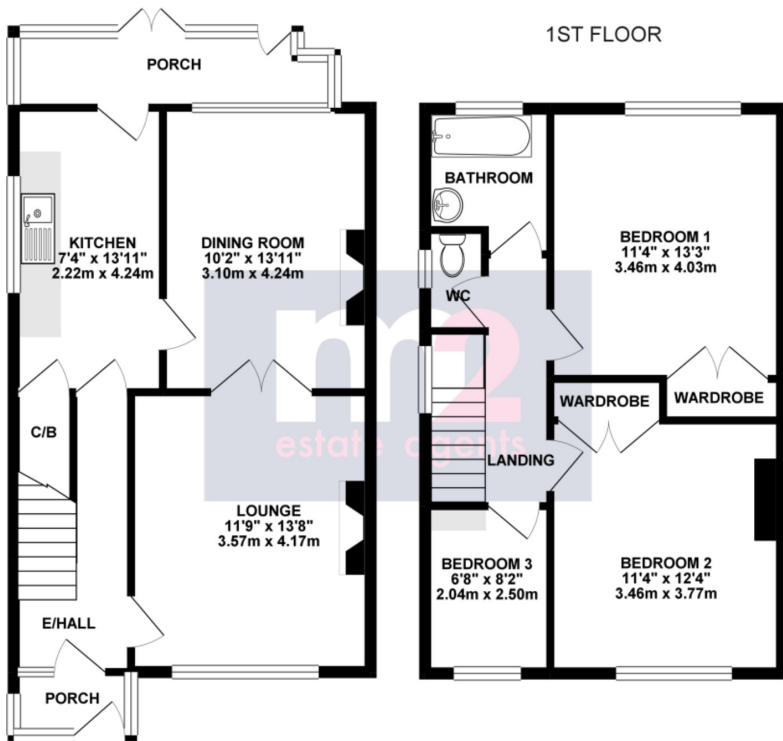
Council Tax Band:

F

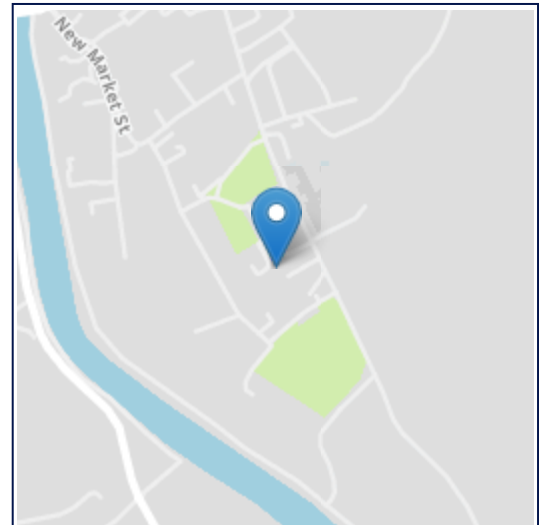


GROUND FLOOR

1ST FLOOR



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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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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