



**3 Chepstow Road, Gwernesney, Usk. NP15
1ES
£239,950
Tenure Freehold**

- ATTRACTIVE MID TERRACE PROPERTY IN SEMI RURAL LOCATION
- ENTRANCE HALL
- LOUNGE/DINING ROOM WITH FRENCH DOORS TO REAR
- MODERN KITCHEN
- UTILITY ROOM
- 3 BEDROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- EASILY MAINTAINED GARDEN AND HARDSTANDING TO FRONT
- GOOD SIZED ENCLOSED REAR GARDEN WITH ACCESS
- NO CHAIN

An attractive 3 bedroom mid terrace property situated in a convenient semi rural location lying within easy access of Usk Town and the A449. The property benefits from a good sized enclosed rear garden with shared side access and is offered for sale with no onward chain.

An entrance hall with stairs to first floor. A lounge/dining room enjoys a dual aspect with French doors leading to the garden.

The modern kitchen benefits from an extensive range of wall and base units with built in oven and hob. A utility room lies off the entrance hall

To the first floor: A landing leads to 3 bedrooms including the large master. A bathroom benefits from a shower over bath.

Outside : To the front: An easily maintained garden and hard standing laid with stone, part enclosed by hedging. A gate provides a shared access to the rear garden.

To the rear: A large patio area, enclosed oil tank, level garden laid to lawn enclosed by fencing. Brick built & timber storage sheds.

Services:

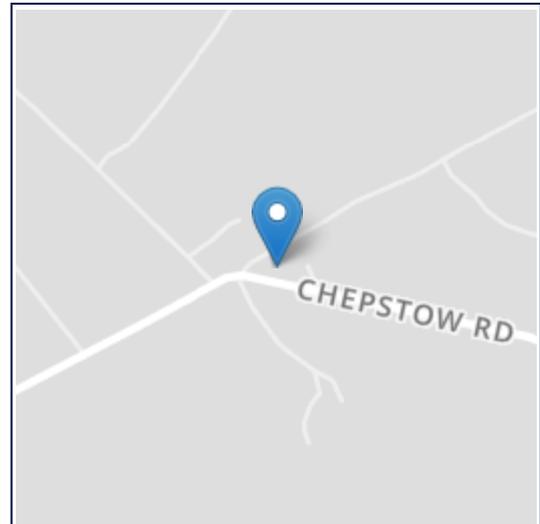
All mains services connected

Council Tax Band:

D



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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 62 | |
| (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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (3 Chepstow Road, Usk, NP15 1ES) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____