



16 Black Barn Lane, Usk. NP15 1BP
GUIDE PRICE £270,000 - £279,950
Tenure Freehold

- GARAGE & CAR HARDSTANDING
- OPEN OUTLOOK OVER FIELDS TO REAR
- ENTRANCE PORCH
- LARGE LOUNGE/DININGROOM
- KITCHEN/BREAKFASTROOM
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- BATHROOM
- EASILY MAINTAINED REAR GARDEN
- SPACIOUS MID TERRACE PROPERTY

****GUIDE PRICE £270,000 - £279,950**** Dating back to the 1700's this spacious mid terrace property is situated on the fringe of Usk Town enjoying an open outlook over fields to the rear and benefiting from a driveway, garage and no chain.

An entrance porch leads to spacious lounge/dining room with feature recessed fireplace and alcoves. Leading from the lounge is a large kitchen/breakfast room with built in oven & hob, access to an under stairs cupboard and ample space for a table. A rear lobby has stairs to the first floor and leads to the conservatory enjoying a rural outlook over the garden.

A landing leads to 2 double bedrooms, the master having a built in storage cupboard and views to the rear. A family bathroom benefits from a shower over corner bath.

An easily maintained rear garden comprises a seating area laid with pea gravel, enjoying a sunny aspect and views over farm land with well stocked flower beds and a terrace enclosed by fencing.

To the side of the property is a garage with power and parking space in front.

Services:

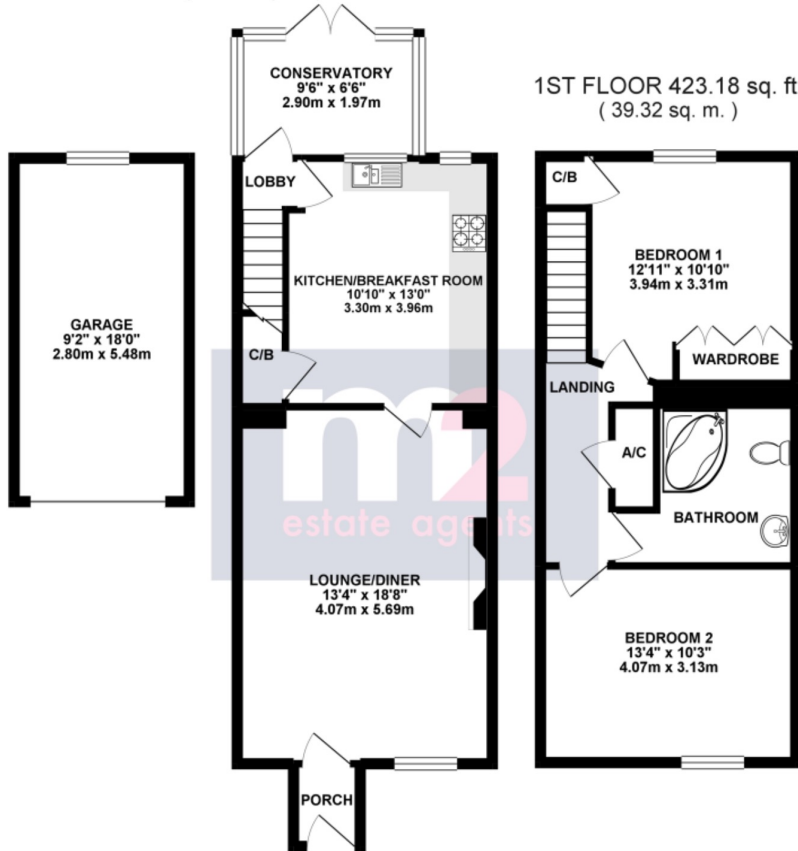
connected to all mains

Council Tax Band:

Band E



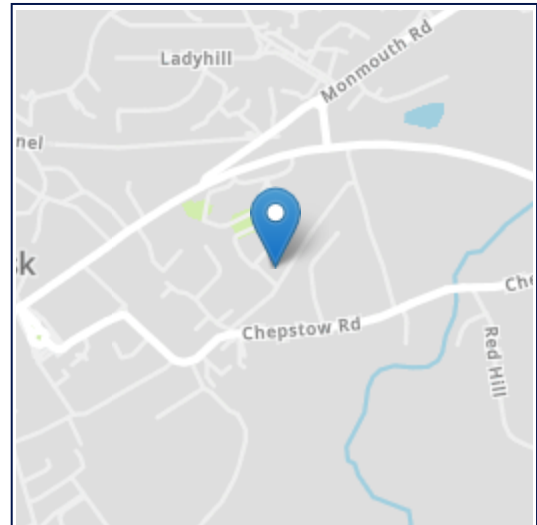
GROUND FLOOR 664.76 sq. ft.
(61.76 sq. m.)



TOTAL FLOOR AREA: 1087.94 sq. ft. (101.07 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 misstatement. 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)	B	85
(69-80)	C	71
(55-68)	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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