



**8 Priory Gardens, Usk. NP15 1AJ**  
**£360,000**  
**Tenure Freehold**

- GARAGE & HARD STANDING
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- 3 BEDROOMS
- CONSERVATORY
- SUPERB MODERN KITCHEN/DINER
- LOUNGE
- ENTRANCE PORCH & HALLWAY
- ENCLOSED REAR GARDEN & PATIO AREA
- WELL PRESENTED FAMILY ACCOMMODATION
- EXTENDED SEMI DETACHED PROPERTY OCCUPYING A CORNER PLOT

A well presented, extended semi detached property occupying a good size corner plot benefiting from an easily maintained rear garden, hardstanding and garage. The property is situated in a level location within Usk town close to a wide range of amenities.

An entrance porch opens to a hallway with stairs to the first floor. A bright L shape lounge enjoys an outlook to the front. The modern kitchen/diner is fitted with gloss white units having a peninsular breakfast bar and patio doors leading a conservatory. Leading from the kitchen is a side hallway with door to the front and access to a recently refitted shower room.

Upstairs the landing provides access to 3 bedrooms, 2 having built in wardrobes. A modern family bathroom benefits from a shower over bath.

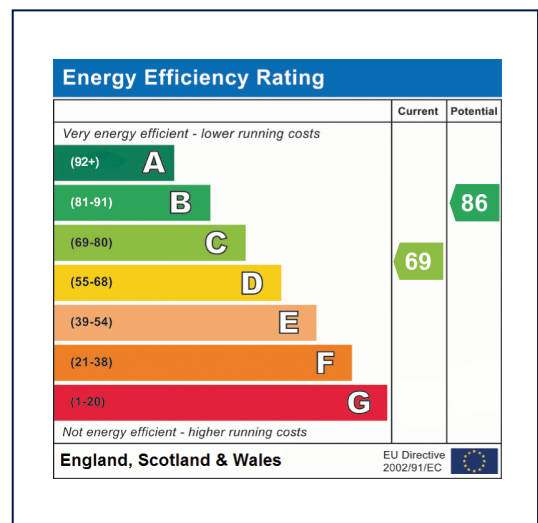
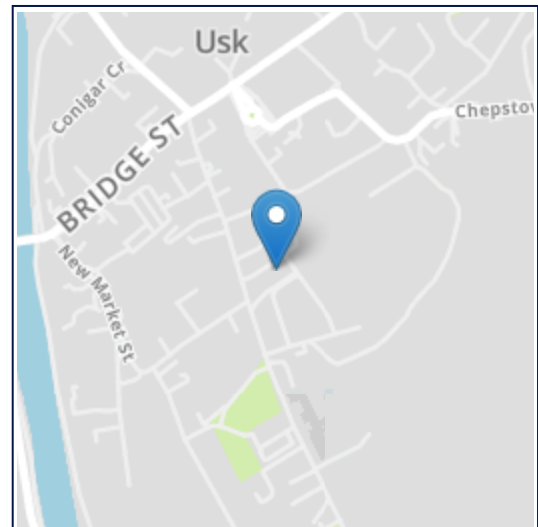
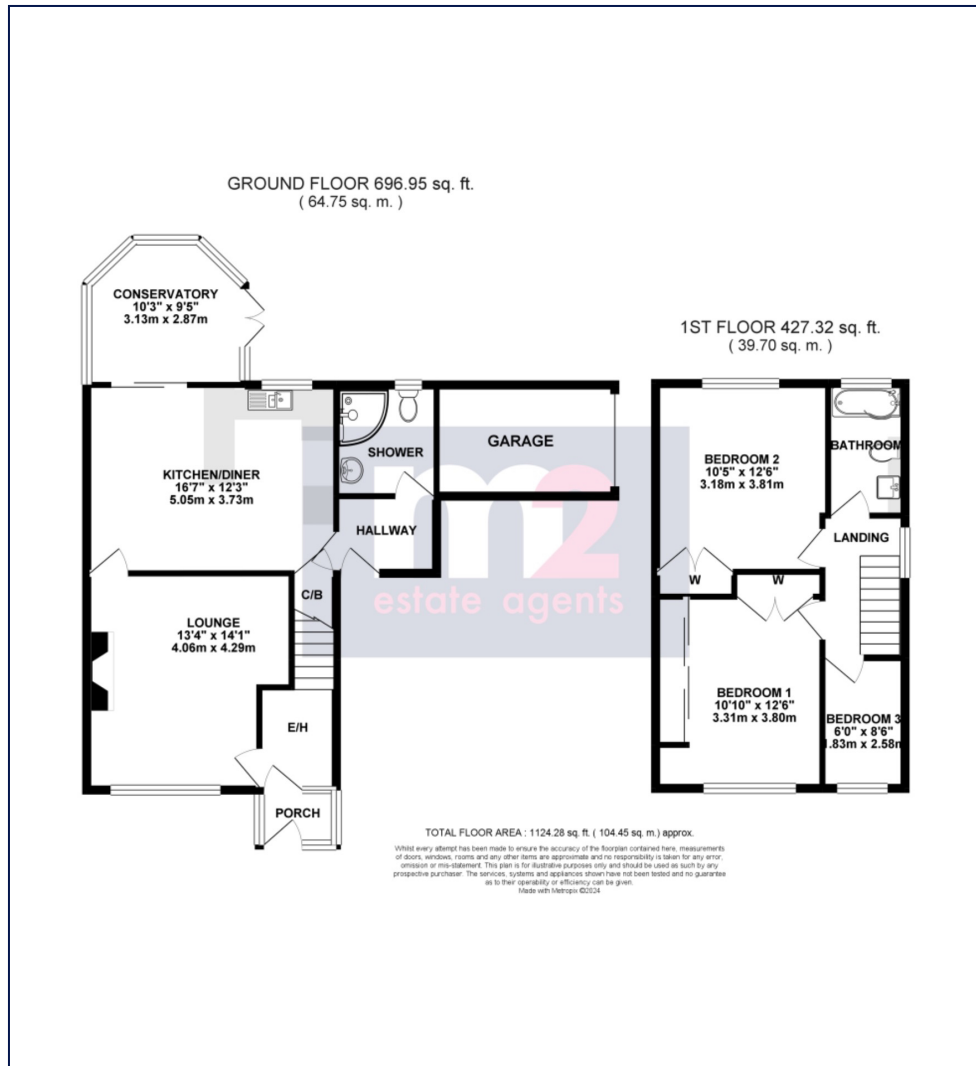
Outside: The property occupies a corner plot with easily maintained garden to front with a large mature flower bed extending to the side along with car hardstanding and garage. To the rear is a natural stone patio area and level garden laid to lawn, all enclosed by walling.

**Services:**

All main services connected

Council Tax 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.

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 ( 8 Priory Gardens, Usk, NP15 1AJ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_