



15 Baron Street, Usk. NP15 1AS
£175,000
Tenure Freehold

- SEMI DETACHED COTTAGE
- IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- KITCHEN
- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING

A semi detached cottage requiring some updating in this popular location at the end of Baron Street. The property lies within easy access of a wide range of amenities within Usk Town and offers ideal purchase for a first time buyer or investor.

An entrance hall with stairs to the first floor. A good size lounge with wood burner on stone hearth and wood floor. The bright kitchen benefits from a built in oven and hob, having dual aspect and wall mounted combination boiler.

Upstairs a landing leads to 2 bedrooms and bathroom with vanity unit and feature stone wash hand basin.

Services:

All mains services connected

Council Tax Band:

D



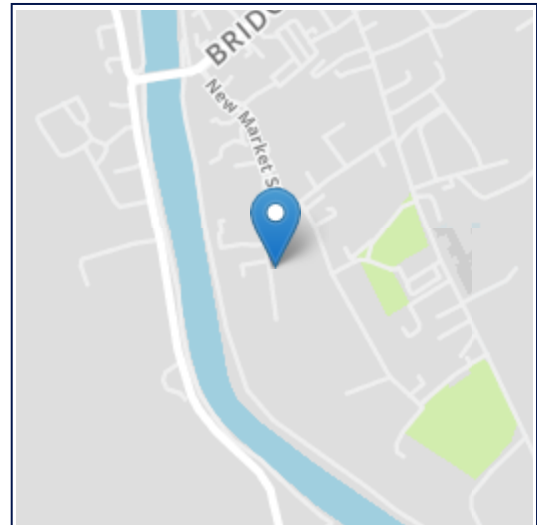
GROUND FLOOR 306.96 sq. ft.
(28.52 sq. m.)

1ST FLOOR 306.96 sq. ft.
(28.52 sq. m.)



TOTAL FLOOR AREA: 613.92 sq. ft. (57.03 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 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(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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