



**14 Four Ash Court, Usk. NP15 1BE**  
**GUIDE PRICE £270,000 - £275,000**  
**Tenure Leasehold**

- CENTRE OF USK
- ENTRANCE HALL
- LOUNGE
- MODERN KITCHEN OPEN TO DINING ROOM
- 3 BEDROOMS
- BATHROOM & SEPARATE W/C
- SUNNY REAR GARDEN
- COMMUNAL PARKING AREA
- DOUBLE GLAZED & GAS HEATING
- NEW ROOF 2023

**\*\* GUIDE PRICE £270,000 - £275,000 \*\*** Delightful mews development in the centre of Usk, situated within walking distance of local shops, doctors, dentist, pubs and eateries. This well maintained, spacious mid terrace property benefits from an easily maintained, enclosed rear garden enjoying a sunny aspect and new roof replaced in 2023

The entrance hall features a storage cupboard and stairs to the first floor. A good size lounge enjoys an outlook to the front through a large picture window. The modern kitchen is fitted with a built in hide and slide oven and induction hob and is open plan to the dining room, with door to the rear.

Upstairs the landing leads to 3 bedrooms and bathroom with separate W/C.

Outside to the front there is a garden laid to lawn with paved pathways to the main entrance. Enclosed by walling and fencing the rear garden has a decked seating area leading onto an easily maintained garden, being part paved and laid with stone featuring a raised flower bed.

A monthly maintenance fee of £60.00 payable to the residents association, covers external maintenance and decoration, front garden maintenance, rear fencing, communal parking area and pathways. Lease is 999 years commencing 1976.

**Services:**

All mains services connected.

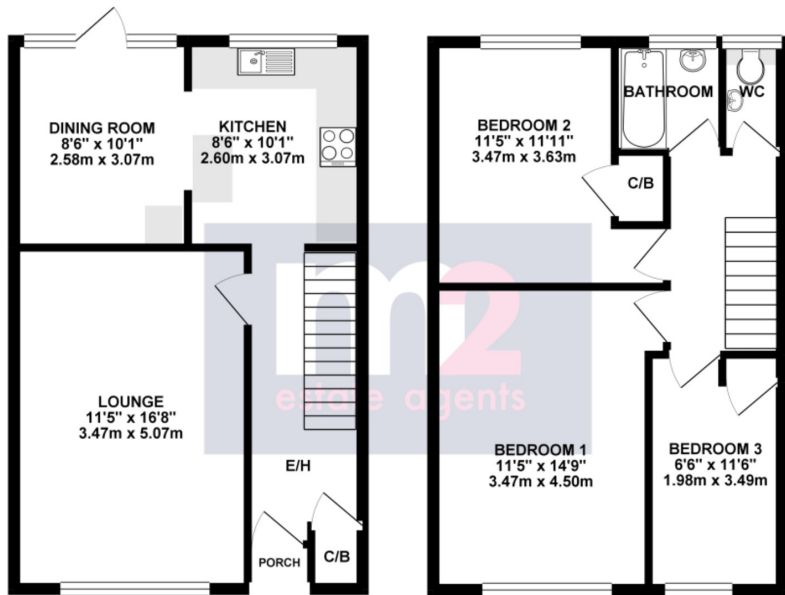
Council Tax Band:

D



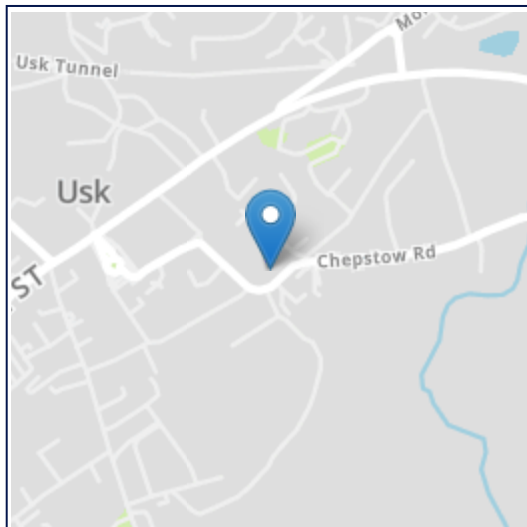
GROUND FLOOR 453.64 sq. ft.  
(42.14 sq. m.)

1ST FLOOR 453.64 sq. ft.  
(42.14 sq. m.)



TOTAL FLOOR AREA : 907.28 sq. ft. ( 84.29 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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