



**2 Mill Street, Usk. NP15 1AN**  
**£395,000**  
**Tenure Freehold**

- ATTRACTIVE & SPACIOUS MID TERRACE PROPERTY
- CENTRAL LOCATION WITHIN USK TOWN
- ENTRANCE PORCH OPENING TO DINING ROOM
- SPACIOUS LOUNGE WITH FEATURE FIRE PLACE
- KITCHEN OPENING TO FAMILY ROOM
- GROUND FLOOR W/C
- GALLERY LANDING/STUDY
- 2 DOUBLE BEDROOMS (FORMALLY 3) WITH EN-SUITE BATH & SHOWER ROOMS
- PRIVATE REAR COURTYARD
- NO CHAIN

An attractive, cottage style property situated on this highly favored road within Usk Town.

The property is situated in a level location at the top of Mill Street with easy access of an excellent range of amenities within the town and offers accommodation as follows:

An entrance porch open to a dining room via double doors. The spacious lounge overlooks the front of the property having feature fire place and storage to alcoves.

A kitchen fitted with a range of white fronted wall and base units, having integral appliances, opens to and overlooks the rear courtyard. Stairs provide access to the first floor.

The ground floor w/c leads off the kitchen as does a superb sitting room with full height windows again overlooking the court yard.

To the first floor: a bright galleried land provides a small seating or study area. Doors lead to 2 double bedrooms (formally 3). The master benefits from a fully fitted bathroom with double ended bath and shower, the 2nd bedroom a modern en-suite shower room.

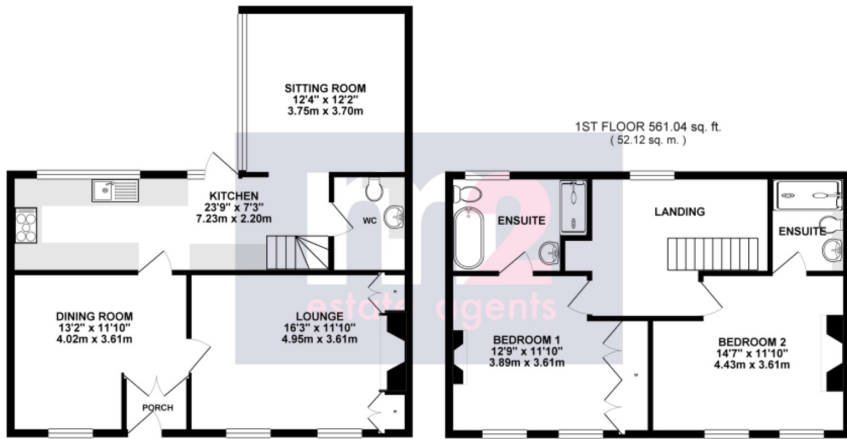
Outside: A private decked seating area leads on to a courtyard laid with Cotswold stone, enclosed by whitewashed walling.

Services:  
All mains services connected  
Council Tax Band:

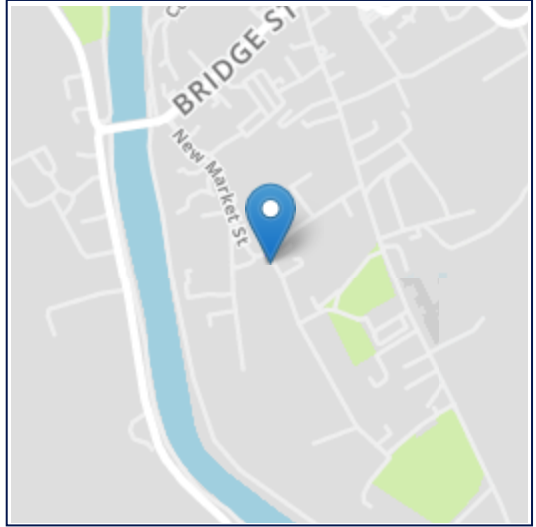
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GROUND FLOOR 710.39 sq. ft.  
(66.00 sq. m.)



TOTAL FLOOR AREA: 1271.42 sq. ft. (118.12 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. Made with floorplan 42024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 2 Mill Street, Usk, NP15 1AN ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_