



**52 Priory Gardens, Usk. NP15 1BB**  
**£270,000**  
**Tenure Freehold**

- SEMI DETACHED PROPERTY REQUIRING SOME UPDATING
- ENJOYING AN OPEN RURAL OUTLOOK FROM THE REAR
- CONVENIENT LOCATION WITHIN USK TOWN
- ENTRANCE HALL
- LOUNGE LEADING TO DINING ROOM & CONSERVATORY
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- DRIVEWAY & GARAGE
- NO CHAIN

**19 Bridge Street, NP15 1BQ**  
**M2 Estate Agents Usk 01291 672827**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

Requiring some updating this 3 bedroom semi detached property enjoys fine views over local farmland and lies within easy access of excellent amenities within Usk Town. The property has benefited from the addition of a good size conservatory over looking the rear garden and is offered for sale with no onward chain.

In brief the accommodation comprises: To the ground floor: An entrance hall with parquet floor leads to a good size lounge opening to the dining room and in turn a conservatory. The kitchen also benefits from a view to the rear with door opening to driveway.

To the first floor: A landing leads to 3 bedrooms and a bathroom.

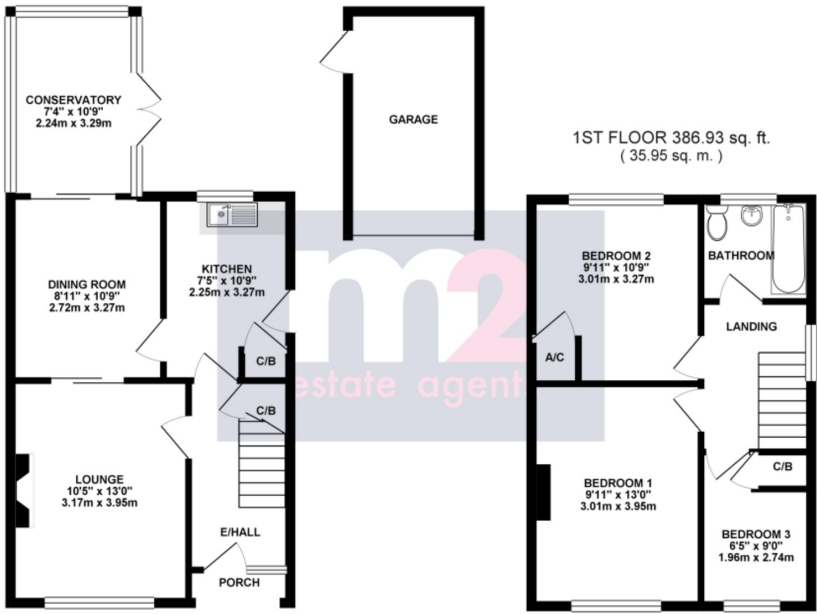
Outside: To the front an easily maintained garden planted with shrubs, A long driveway provides access to the rear and a single garage.

To the rear: An easily maintained garden being mainly paved and laid with Cotswold stone enclosed by fencing with open outlook to the rear.

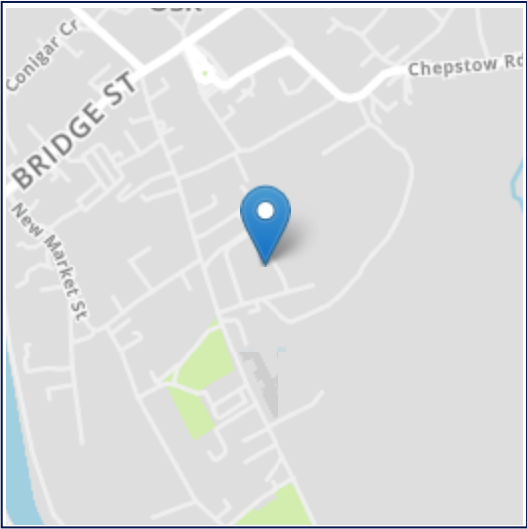
Services:  
All mains services connected  
Council Tax Band:  
E



GROUND FLOOR 566.51 sq. ft.  
( 52.63 sq. m. )



TOTAL FLOOR AREA : 953.44 sq. ft. ( 88.58 sq. m. ) approx.  
Whilst every effort 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 is given as to their operability or efficiency can be given.  
Made with Mapbox 6/2/22



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 ( 52 Priory Gardens, Usk, NP15 1BB ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_