



**22 Mill Street, Usk. NP15 1AW**  
**£410,000**  
**Tenure Freehold**

- **EXTENDED FAMILY HOME**
- **3 BEDROOMS**
- **MODERN BATHROOM**
- **LOUNGE WITH BAY WINDOW**
- **SITTING ROOM**

- **SUPERB KITCHEN/BREAKFAST ROOM**
- **GROUND FLOOR SHOWER ROOM & UTILITY AREA**
- **SUMMER HOUSE/OFFICE**
- **DRIVEWAY & GARAGE**
- **NEW GAS CENTRAL HEATING SYSTEM**

An extended & modernised bay fronted semi detached property, situated on this sought after road a short distance from the cricket ground and local amenities. Over the last 2 years a new central heating system, kitchen and ground floor shower room have been installed. There are new internal doors, flooring and decor throughout.

An entrance hall with stairs to the first floor leads to the sitting/dining room which is open plan to a light and airy bay fronted lounge. A full width rear extension with vaulted ceiling features the newly fitted kitchen/breakfast room with French doors to the garden. An inner lobby gives access to a new ground floor shower room, utility area and integral garage.

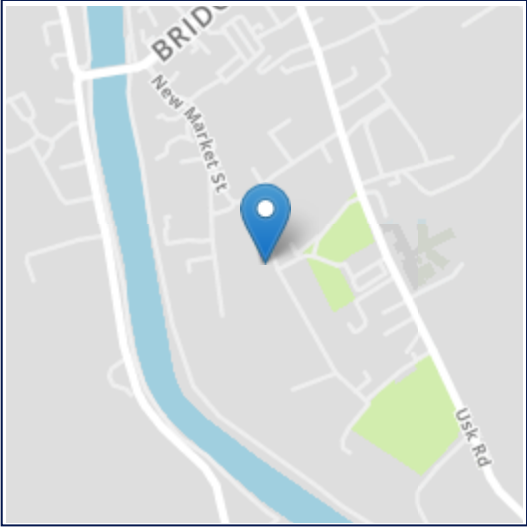
Upstairs the landing leads to 3 bedrooms and modern bathroom with shower over bath, vanity sink unit and close coupled w/c.

Extensive parking leads to the garage. The fully enclosed rear garden features a patio area, lawn, summer house/office, greenhouse and a pedestrian door to the garage.

Services:  
Mains electric, water and drainage, solid fuel heating.  
Council Tax Band:  
E



# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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 ( 22 Mill Street, Usk, NP15 1AW )  
details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_