



**19 Castle Street, Usk, Monmouthshire. NP15
1BU
£395,000
Tenure Freehold**

- 2 DOUBLE BEDROOMS
- BALCONY TO BED 1
- BATH/SHOWER ROOM
- ENTRANCE HALL
- CLOAKROOM W/C

- OPEN PLAN KITCHEN / LIVING ROOM
- PRIVATE CUL DE SAC
- 2 ALLOCATED PARKING SPACES
- NEW BUILD
- PATIO GARDEN

A rare opportunity to purchase a new build mid terrace in the centre of Usk town with two allocated parking spaces. Stylishly designed, with a sympathetic traditional exterior yet contemporary open plan interior. Set at the end of a cobbled private drive the terrace of 3 homes offer the perfect downsize opportunity.

A walled front garden leads to a solid hardwood door opening onto the entrance hall. The ground floor features underfloor heating through out and radiator heating to the first floor. Part tiled the downstairs w/c is off the hall. Front facing the kitchen with built in appliances is open plan to the lounge. From the lounge stairs rise to the landing and French doors open to the patio garden.

Upstairs the landing leads to two double bedrooms and a contemporary bath/shower room. The main bedroom features French doors opening onto a balcony.

Fully enclosed by fencing the rear patio features gated pedestrian rear access. There are two allocated parking spaces.

Services:

All mains services connected.

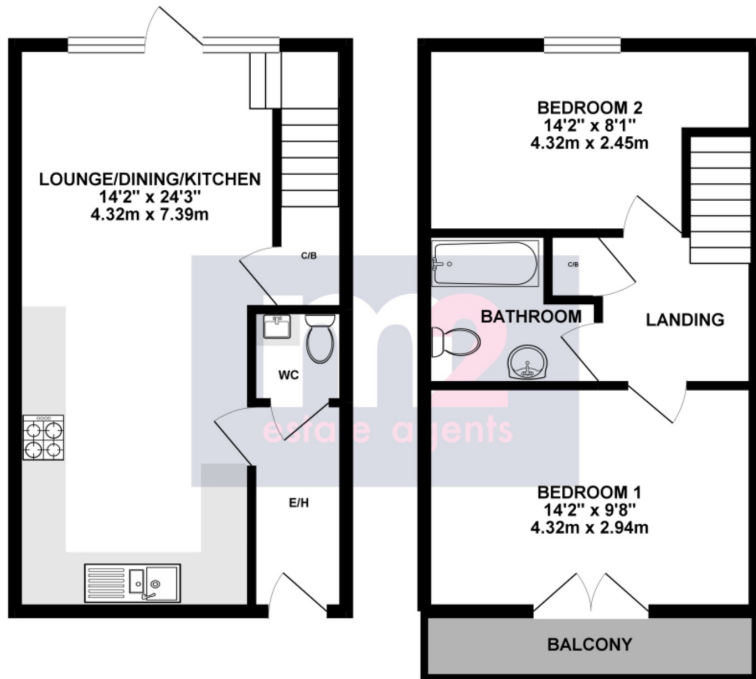
Council Tax Band:

TBC



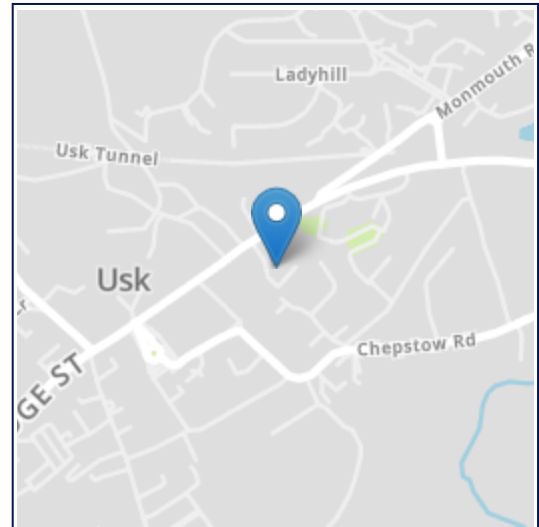
GROUND FLOOR 343.69 sq. ft.
(31.93 sq. m.)

1ST FLOOR 343.64 sq. ft.
(31.93 sq. m.)



TOTAL FLOOR AREA : 687.33 sq. ft. (63.86 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+)		97
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(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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