



14 Four Ash Court, Usk. NP15 1BE
£265,000
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

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 a low maintenance, enclosed rear garden enjoying a sunny aspect and new roof replaced in 2023.

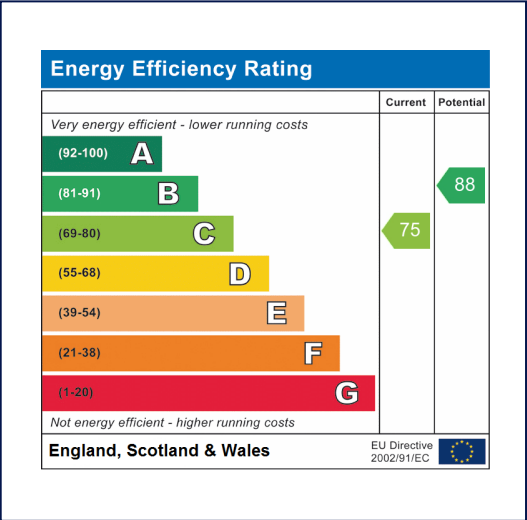
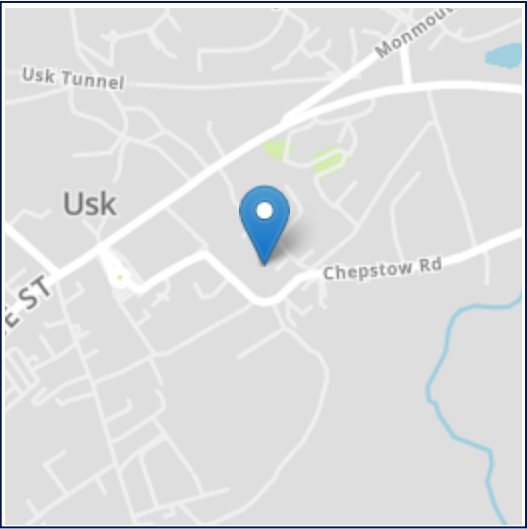
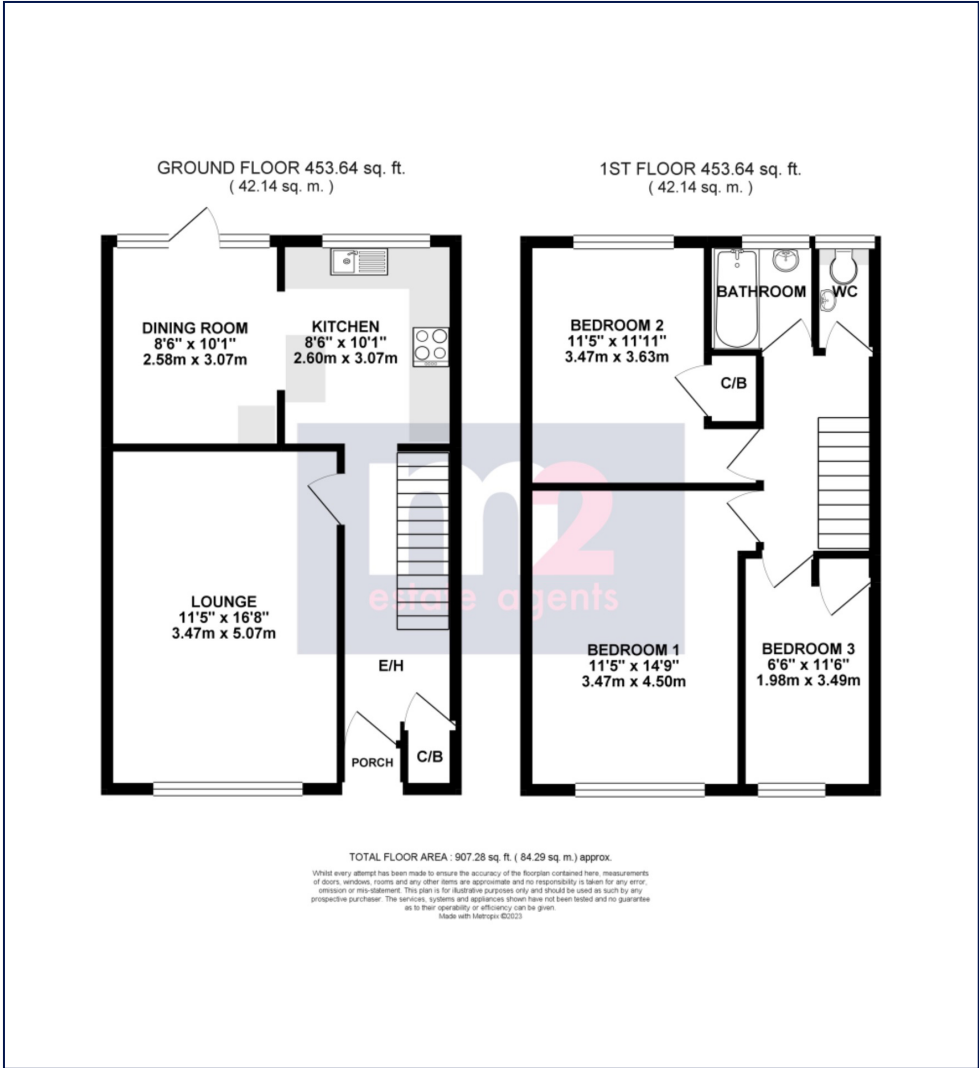
The entrance hall features a storage cupboard and stairs to the first floor. A good size lounge enjoys an outlook to the front through a large picture window. The modern Wren kitchen is fitted with a built in hide and slide oven and induction hob and is open plan to the dining room, with door to the 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 £70.00 is payable to the residents association. This fee covers the maintenance, replacement and decoration of external house walls, cladding, fascia, guttering and roof. All front gardens are cut and maintained as well as the communal parking area and pathways. All the roofs of Four Ash Court were new in 2023/24. Lease is 999 years commencing 1976 with 951 years remaining.

Services:
All mains services connected.
Council Tax Band:
D



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.