



4 New Market Street, Usk. NP15 1AT
£350,000
Tenure Freehold

- PARKING TO REAR
- ATTRACTIVE END TERRACE COTTAGE
- SOUGHT AFTER LOCATION WITHIN USK TOWN
- ENTRANCE PORCH
- DINING ROOM
- LOUNGE WITH FEATURE FIRE PLACE
- GOOD SIZE KITCHEN
- REFITTED BATHROOM
- 2 BEDROOMS WITH BUILT IN WARDROBES
- WELL KEPT EASILY MAINTAINED GARDEN
- NO CHAIN

An attractive, extended end terrace property situated on this highly regarded road within Usk town with parking to rear. The property benefits from a ground floor extension providing a good size kitchen and refitted bathroom.

An entrance porch leading to a dining room with replacement sash windows to front.

A separate sitting room benefits from a feature fire place with stairs to the first floor. A lobby provides access to the modern kitchen/breakfast room with integral appliances and refitted bathroom having bath & shower.

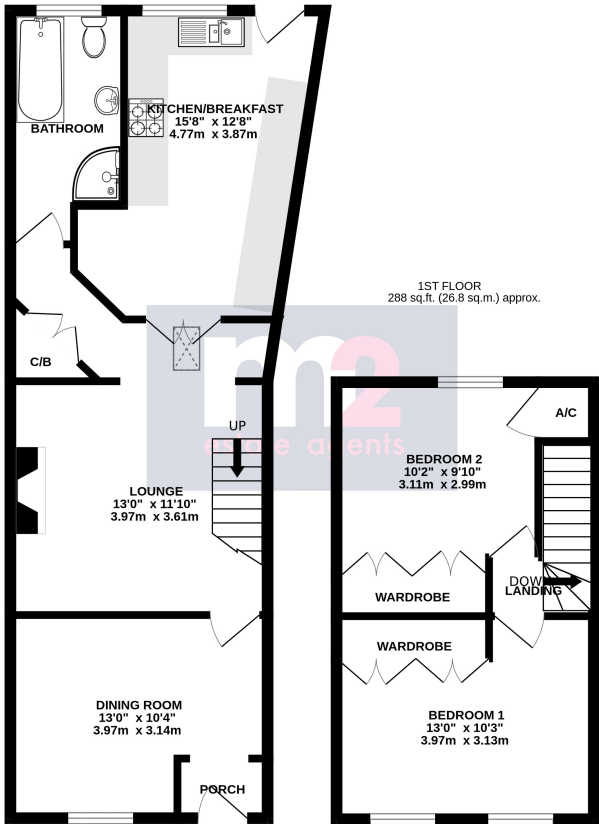
Upstairs a landing leads to 2 double bedrooms both having fitted wardrobes.

Outside to the rear a private seating area having paved pathways through well stocked raised beds, inset fish pond and further covered seating area with garden store/workshop off. A gate provides access to the rear parking area and lane.

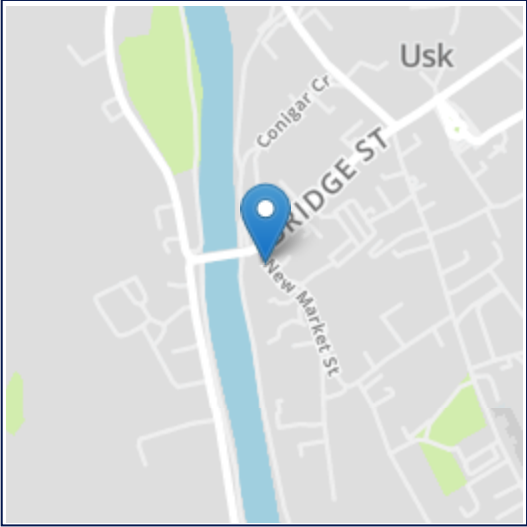
Services:
All mains services connected
Council Tax Band:
E



GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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 Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	63
(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.

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.