



**Springfield, Wainfield Lane, Gwehelog, Usk.**

**NP15 1RG**

**£650,000**

**Tenure Freehold**

- DEVELOPMENT POTENTIAL STPP
- DETACHED DOUBLE GARAGE WITH REAR WORKSHOP
- 3 DOUBLE FIRST FLOOR BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR DOUBLE BEDROOM
- GROUND FLOOR SHOWER ROOM
- SITTING ROOM
- LOUNGE OPEN TO DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- NO CHAIN

Situated in the hamlet of Gwehelog, just outside Usk town is this versatile detached family home offering superb potential, in a semi rural lane with prime development opportunity (STPP). Accessed via a horseshoe drive this property is positioned on a large plot with detached double garage to one side. The two entrances create further potential to sub divide again STPP.

Requiring modernisation, the accommodation offers a multi generational living option, having both ground and first floor bedrooms and bathrooms.

A spacious hall provides access to the sitting room, a lounge/dining room, ground floor bedroom, shower room, kitchen and utility room. Upstairs are a further three double bedrooms and family bathroom.

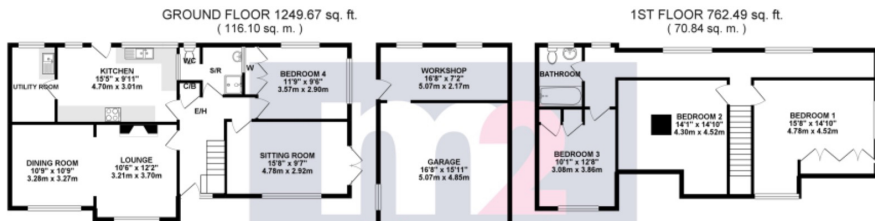
The wrap around plot includes rear level seating areas, sloped lawns and raised vegetable beds. A horseshoe drive provides parking and access to a detached double garage with rear workshop.

Services:

TBC Oil heating, mains electric and water, private drainage.

Council Tax Band:

F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( Wainfield Lane, Usk, NP15 1RG ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_