



31 New Market Street, Usk. NP15 1AU
£450,000
Tenure Freehold

- CASH BUYERS ONLY
- 4 BEDROOMS
- BATHROOM & SEPARATE CLOAKROOM
- 3 RECEPTIONS
- GARAGE
- KITCHEN/BREAKFAST ROOM
- REAR ACCESS VIA GARAGE
- SUPERB RENOVATION PROJECT
- PREMIER ROAD
- HEART OF USK TOWN

Coming to the market for the first time in 90 years, is this rare opportunity to acquire a superb renovation project. Situated in this premier road in the heart of Usk town, this deceptively spacious Grade II listed period residence, offers exceptional potential to become a stunning home in a highly desired location.

The main entrance opens onto a good sized lounge with bay window and fireplace. To the right is a second reception with bay window. A turning staircase rises to the first floor from the rear of the lounge. Beyond here is a full width kitchen/breakfast room leading onto a large extension providing a third living area. A side porch within an enclosed side passageway links the kitchen to the integral garage. A rear porch with store accesses the garden.

Upstairs a cloakroom is off a half landing. On the first floor are four bedrooms and a bathroom.

Enclosed by stone walling the rear garden features a full width patio with steps up to a lawn and mature beds.

Services:

Mains electric, water and drainage.

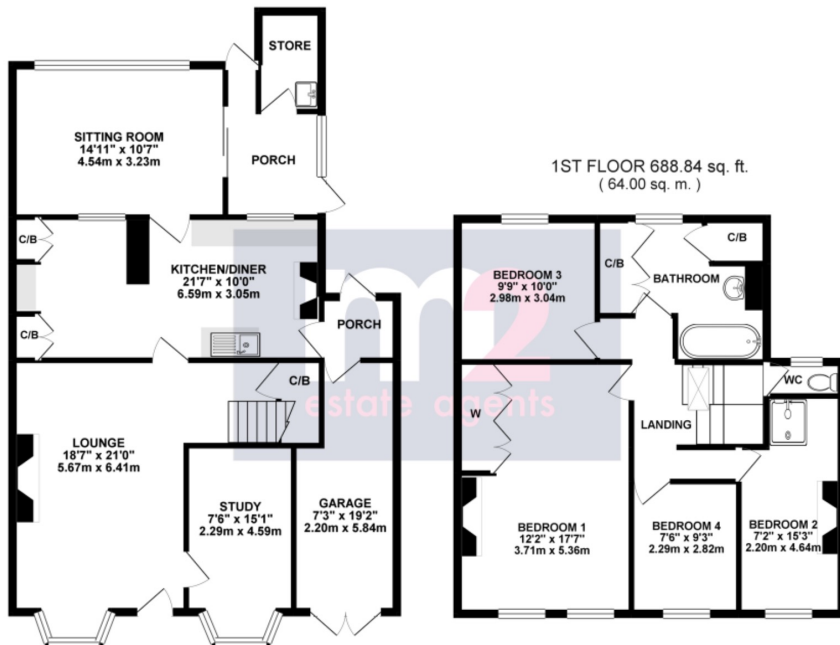
Council Tax Band:

Band F Monmouthshire

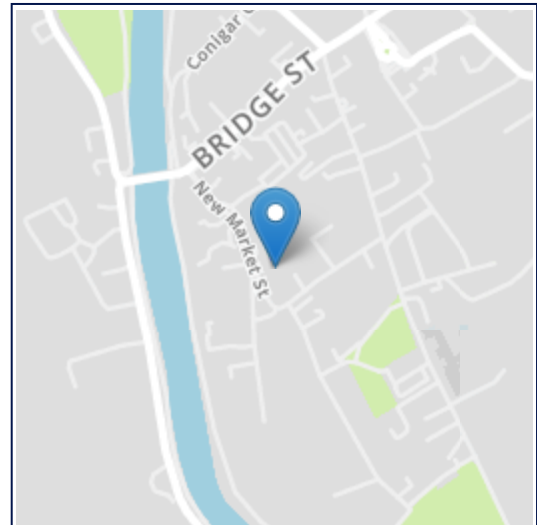


GROUND FLOOR 976.78 sq. ft.
(90.75 sq. m.)

1ST FLOOR 688.84 sq. ft.
(64.00 sq. m.)



TOTAL FLOOR AREA - 1665.63 sq. ft. (154.74 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	25
(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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