



Usk.
£275,000
Tenure Freehold

- WELL PRESENTED END TERRACE HOUSE
- POPULAR DEVELOPMENT ON THE OUTSKIRTS OF USK
- ENTRANCE PORCH & GROUND FLOOR WC
- LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM OPENING TO GARDEN
- 3 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- 2 ALLOCATED PARKING SPACES

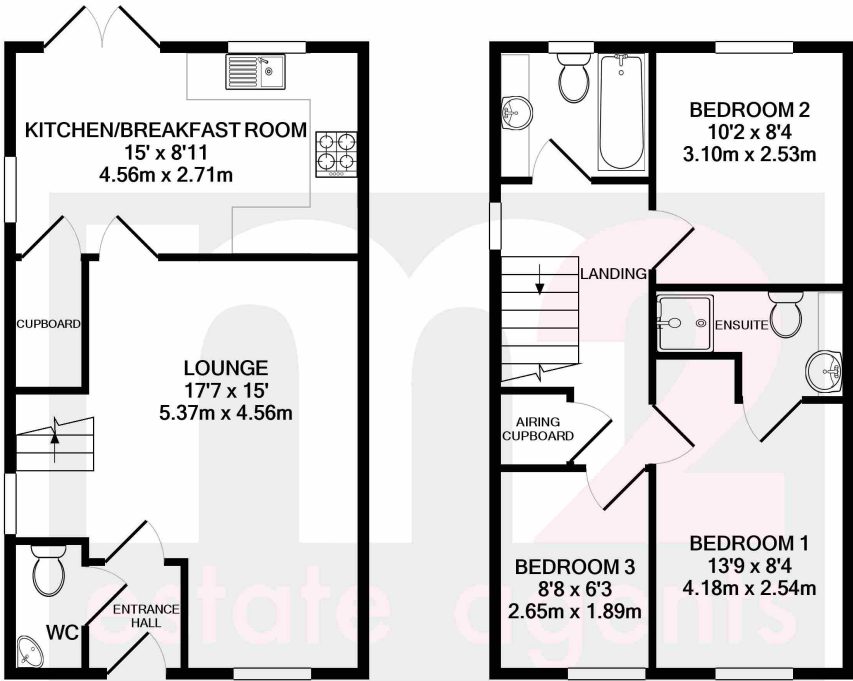
17 Bridge Street, Usk, NP15 1BQ
M2 Estate Agents Usk 01291 672827
www.m2ea.co.uk

A well presented 3 bedroom end terrace property situated on the outskirts on this popular Barratt built modern development. The property offers ideal family accommodation, with easily maintained enclosed garden and allocated parking to the rear with electric charging point.

An entrance hall with ground floor WC, leads through to a spacious lounge with stairs to the first floor. The kitchen/breakfast room spans the rear of the house and features French doors opening to the rear garden. To the first floor a landing with airing cupboard gives access to three bedrooms, en-suite shower room to the master bedroom, family bathroom.

Outside the garden has a paved seating area with steps down to an easily maintained garden enclosed by fencing. To the rear of the property are 2 allocated parking spaces.

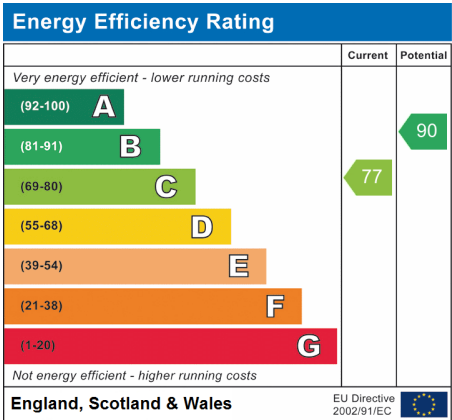
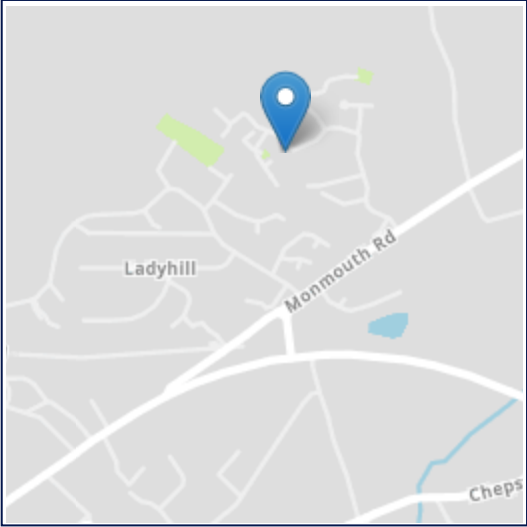
Services:
All mains services are connected
Council Tax Band:
Band E



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (55 Burrium Gate, Usk, NP15 1TN) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____