



59 Burrium Gate, Usk. NP15 1TN
£225,000
Tenure Freehold

- SUBJECT TO RESERVE PRICE
- THE MODERN METHOD OF AUCTION
- BUYERS FEES APPLY
- BUY WITH FINANCE
- NO CHAIN

- 3 BEDROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- GARAGE & ALLOCATED PARKING WITH ACCESS TO GARDEN
- REFITTED ENSUITE SHOWER ROOM
- FOR SALE BY MODERN AUCTION - T & C'S APPLY

*** AUCTION NOW LIVE *** Tucked at the end of cul de sac, is this modernised, well presented 3 bedroom end terrace property. Located on this highly popular Barratt built development, this family home has the added benefit of a larger than average garden, garage and allocated parking. Both the kitchen and ensuite shower room have been refitted in the last 8 months with further improvements including new decor and flooring throughout. For sale with no onward chain.

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

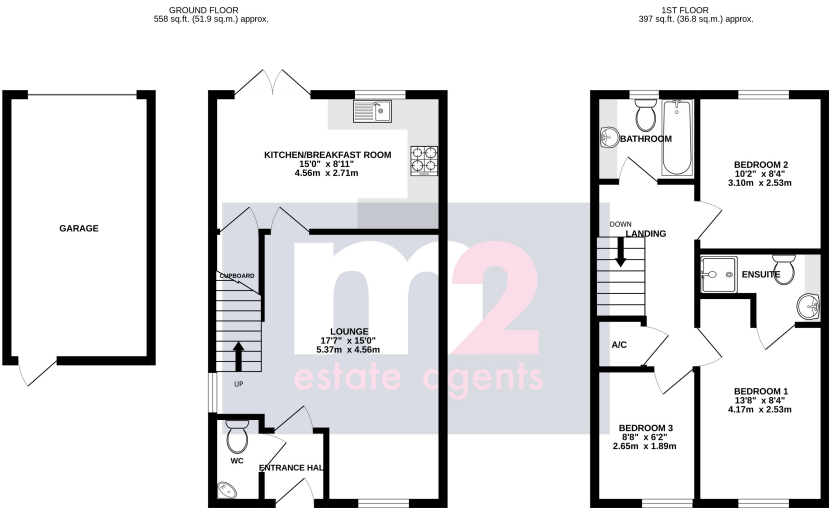
Outside the larger than average South East facing garden has a large patio with steps down to an easily maintained garden enclosed by fencing. There is a separate garage and allocated parking with pedestrian access from the garden.

Auctioneer Comments

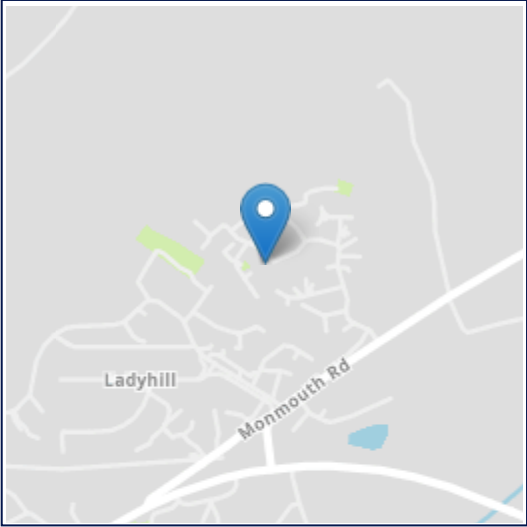
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Services:

All mains services connected.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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 Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is

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.