



59 Burrium Gate, Usk. NP15 1TN
GUIDE PRICE £300,000 - £315,000
Tenure Freehold

- NO CHAIN
- WELL PRESENTED END TERRACE HOUSE
- ENTRANCE PORCH & GROUND FLOOR WC
- LOUNGE
- REFITTED KITCHEN/BREAKFAST ROOM

- 3 BEDROOMS
- REFITTED ENSUITE SHOWER ROOM
- GARAGE & ALLOCATED PARKING WITH ACCESS TO GARDEN
- FAMILY BATHROOM
- SOUTH EAST FACING REAR GARDEN WITH PATIO AND STEPS TO LAWN

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**** GUIDE PRICE £300,000 - £315,000 **** 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.

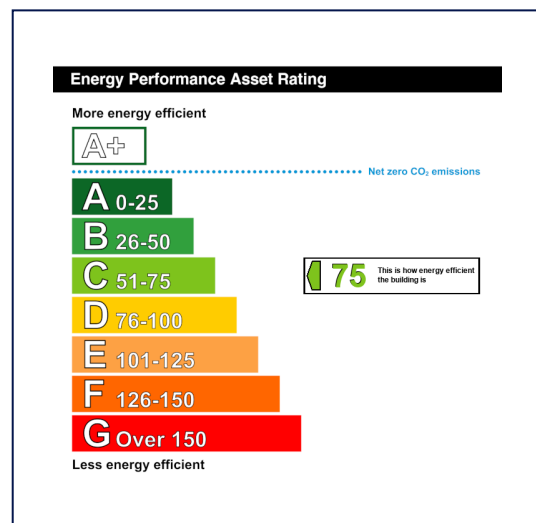
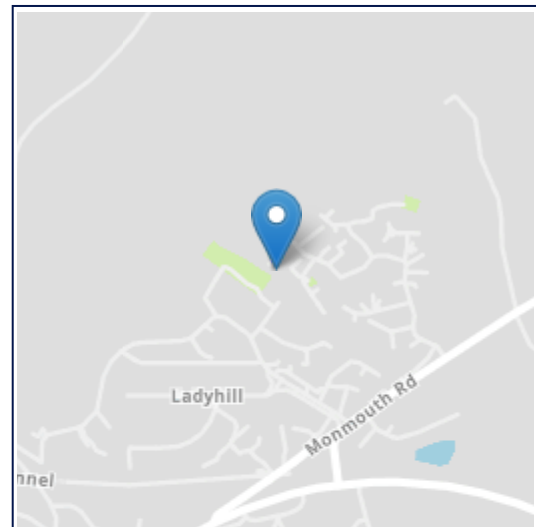
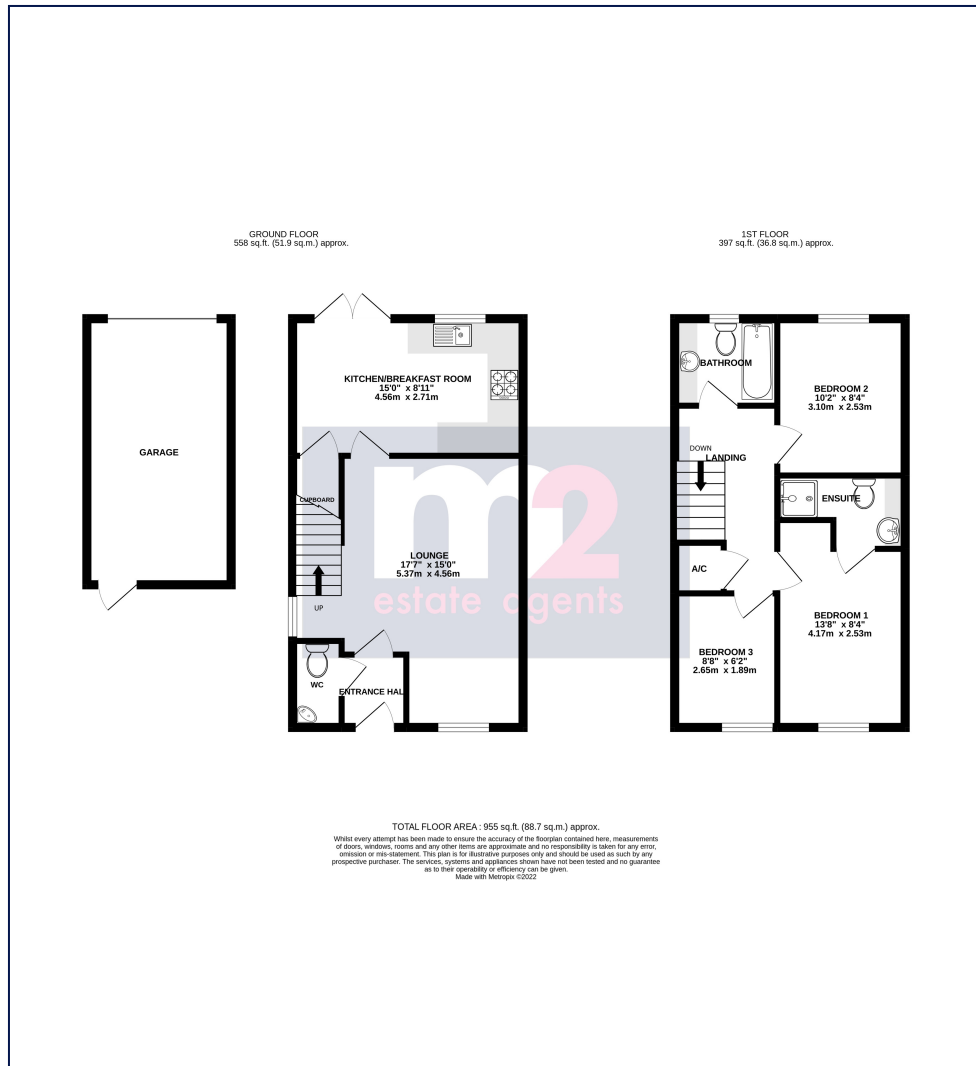
Outside the larger than average South East facing garden has a large patio with steps down to an easily maintained garden enclosed by fencing. There is a separate garage and allocated parking with pedestrian access from the garden.

Services:

All mains services connected.

Council Tax Band:

E



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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