



**25 Priory Gardens, Usk. NP15 1AJ**  
**£375,000**  
**Tenure Freehold**

- GARAGE & HARDSTANDING
- NO CHAIN
- EXTENDED SEMI DETACHED FAMILY HOME
- RECENTLY RENOVATED FAMILY ACCOMMODATION
- LOUNGE WITH WOOD BURNER
- DINING ROOM WITH WOOD BLOCK FLOOR
- STUDY/BED 4
- MODERN GROUND & FIRST FLOOR SHOWER ROOMS
- 3/4 BEDROOMS
- PLEASANT GARDENS TO FRONT & REAR

A well presented recently renovated semi detached home situated in a level location within Usk town. The property has benefited from the addition of a ground floor extension providing a 4th bedroom/study with ensuite shower room.

An entrance hall with stairs to first floor features a light wood block floor extending to the majority of the ground floor. Dual aspect the lounge benefits from a recessed gas wood burner and open arch leading to the dining room. The kitchen is fitted with an extensive range of wall and base units including a built in microwave, oven & hob. An under stairs cupboard provides further storage and external door opens to a covered seating area. The extension provides a 4th bedroom or study with French doors leading to the garden and a ensuite modern shower room and w/c.

Upstairs a landing with cupboard leads to 3 good-size bedrooms, 1 & 2 having built in wardrobes. A contemporary shower room benefits from an over size shower cubicle, w/c with concealed cistern, floating wash hand basin with storage, period tiled walls.

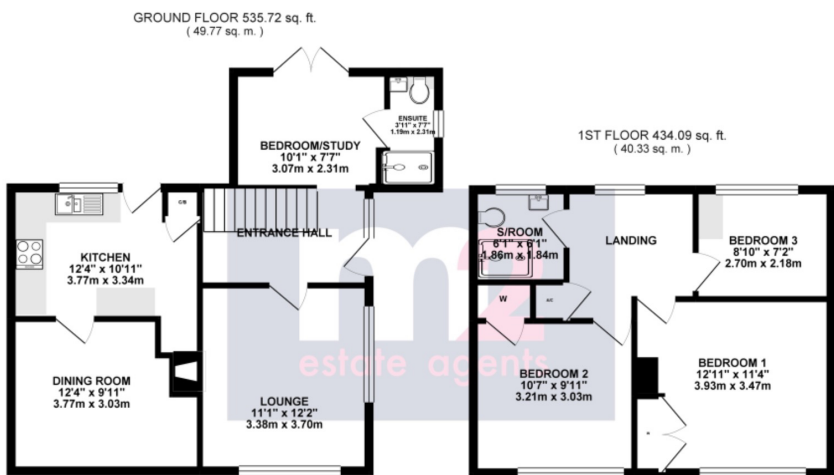
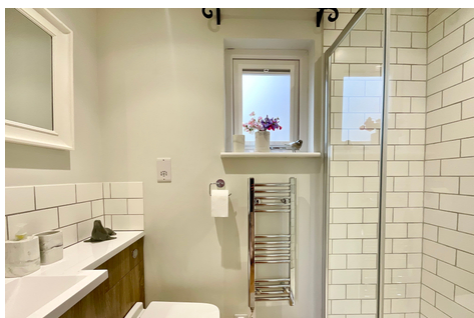
Outside a good sized front garden features a central American Oak tree within a lawn with well stocked flower beds, all enclosed by wall and fencing. Paved pathways extend to the side entrance and rear access. At the rear a covered seating area leads onto a natural stone patio area, partially laid with pea gravel, raised flower beds all enclosed by hedging. Double gates lead to a hardstanding and garage with electric roller door, power, light, and pedestrian door to the side.

Services:

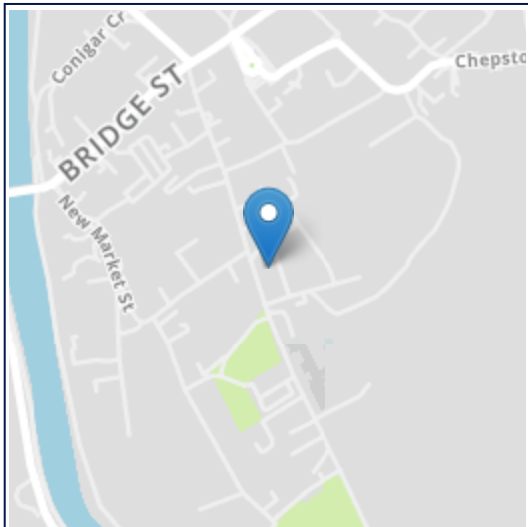
all mains services connected

Council Tax Band:

E



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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2024



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>		
(55-68)	<b>D</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>		69	82
		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.

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.