



**11 Old Market Street, Usk. NP15 1AL**  
**£325,000**  
**Tenure Freehold**

- NO CHAIN
- CENTRE OF USK
- 2 DOUBLE BEDROOMS
- REFITTED BATHROOM
- OPEN PLAN LOUNGE/KITCHEN
- REFITTED KITCHEN
- REAR UTILITY/LOBBY AREA
- LARGE DETACHED GARDEN
- SUPERB PRESENTATION THROUGHOUT
- NEW BOILER IN 2022

Tucked away in a mews style courtyard in the heart of Usk is this attractive and modernised character cottage, ideally located for easy access to all the local facilities. This unique location offers a cobbled parking area to the front, sociable communal courtyard and large detached garden to the rear.

From the cobbled parking area the main entrance opens into a good sized yet cosy lounge. Exposed ceiling beams and part stone walling emphasize the interior character along with a fireplace with timber mantle and flagstone. Engineered wood flooring continues through to the open plan kitchen. A solid Oak peninsular breakfast bar divides the refitted kitchen from the lounge. Incorporated within the new kitchen units is a sensory lit pantry cupboard, fridge/freezer, oven and gas hob with extractor over. A stable door opens onto the utility room with further stable doors leading to the communal courtyard.

Upstairs a spacious landing leads to the master bedroom with built in wardrobes, a second double bedroom and refitted bathroom. Fully tiled the bathroom features panel enclosed bath, walk in shower, low level w/c and vanity basin.

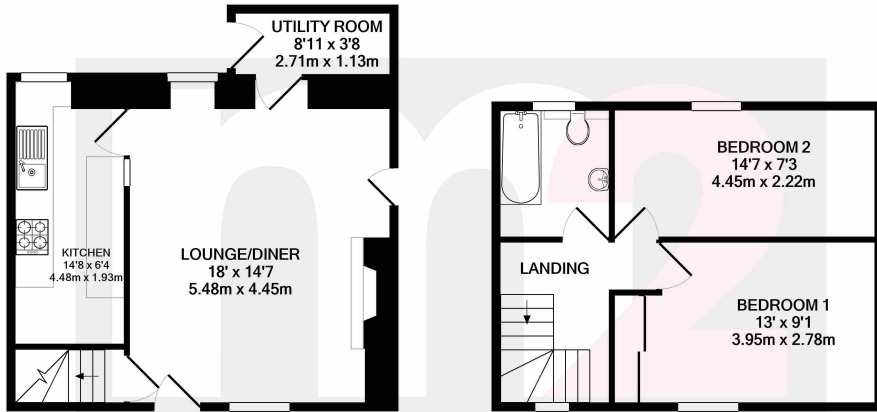
A large detached garden is accessed via a path from the courtyard. This extensive space features a decked area, mature shrubs and fruit trees.

**Services:**

All mains services connected

Council Tax Band:

E

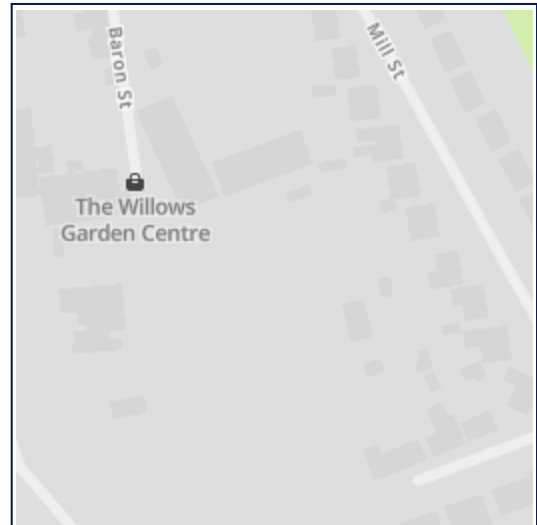


GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</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>			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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 11 Old Market Street, Usk, NP15 1AL ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_