



11 Old Market Street, Usk. NP15 1AL
£315,000
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.

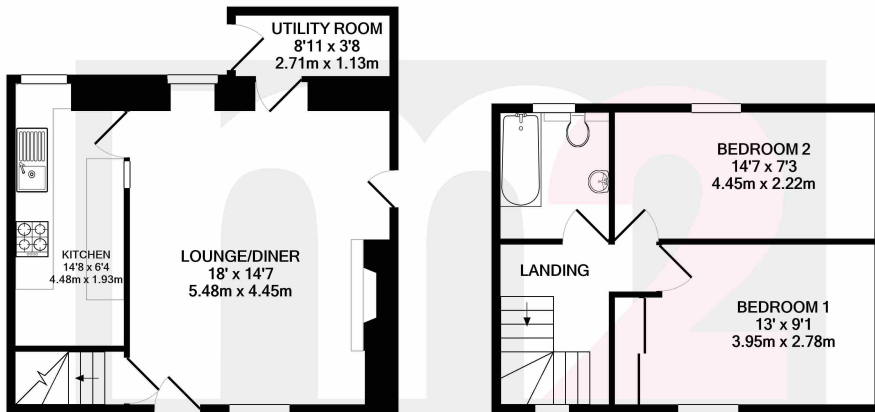
A large detached garden is accessed via a path from the courtyard. This extensive space features a decked area, mature shrubs and fruit trees.

Services:

All mains services connected

Council Tax Band:

E

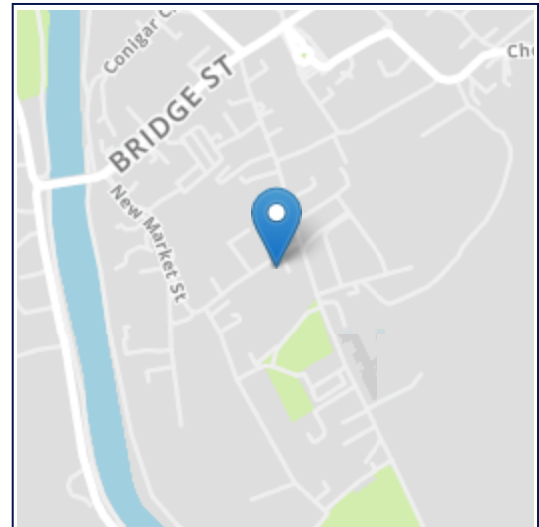


GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

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
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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.