



USK

Guide price £320,000



 ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 672212

# 12 BARON STREET

Usk, Monmouthshire NP15 1AS



Three bedroom mid terraced home  
Enclosed Westerly aspect rear garden  
No onward chain

Nestled in the heart of charming Usk, this delightful mid-terraced home boasts three spacious bedrooms and two inviting reception rooms.

The property offers an enviable location with convenient access to a variety of local amenities, including independent shops, restaurants, pubs, a school, and a doctor's surgery. Usk Castle and picturesque river walks are just a stone's throw away, providing historical interest and natural beauty right on your doorstep.

For those seeking a broader range of amenities, the vibrant market towns of Abergavenny and Monmouth are just a short drive away. Excellent commuting options are available, with major road and nearby rail links providing easy access to the larger cities of Newport, Cardiff, and Bristol.

Additionally, the stunning landscapes of Bannau Brecheiniog (Brecon Beacons) are within a short drive, offering a haven for outdoor enthusiasts and those looking to enjoy longer scenic walks. This home is perfectly situated for both local convenience and regional connectivity.



Guide price  
£320,000



### KEY FEATURES

- Mid terraced home
- Three bedrooms
- Two reception rooms
- Fitted kitchen and dining room
- First floor bathroom
- Enclosed extended rear garden



# STEP INSIDE



Upon entering this charming double-fronted terraced home, you are immediately welcomed into the inviting main lounge. This cosy space features a striking fireplace as its centrepiece and a window to the front, allowing natural light to fill the room.

The staircase, rising to the first-floor landing, adds a touch of elegance and leads you to the home's upper level. From the lounge, there is access into the spacious kitchen/dining room located at the rear of the property.

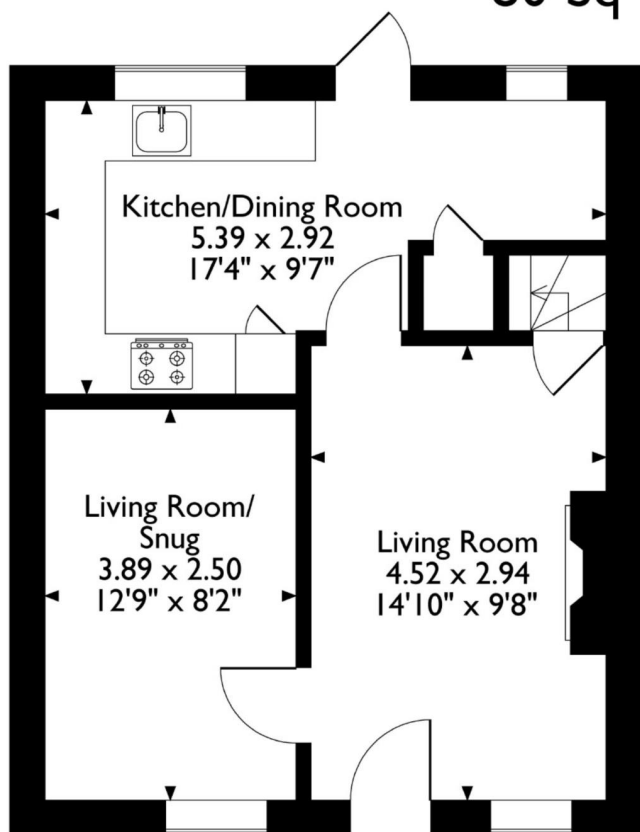
Adjacent to the lounge and accessible via a characterful pine latched door, is the second reception room. This versatile space can serve as a cosy sitting room or an independent dining room, ideal for more formal occasions. A front-facing window ensures this room is also bright and welcoming.

The kitchen/dining room is a bright and functional area, designed to cater to both cooking and entertaining needs. It is fitted with a range of wall and base units that provide ample storage space, and features an integrated Bosch double oven and a 4-ring gas hob.

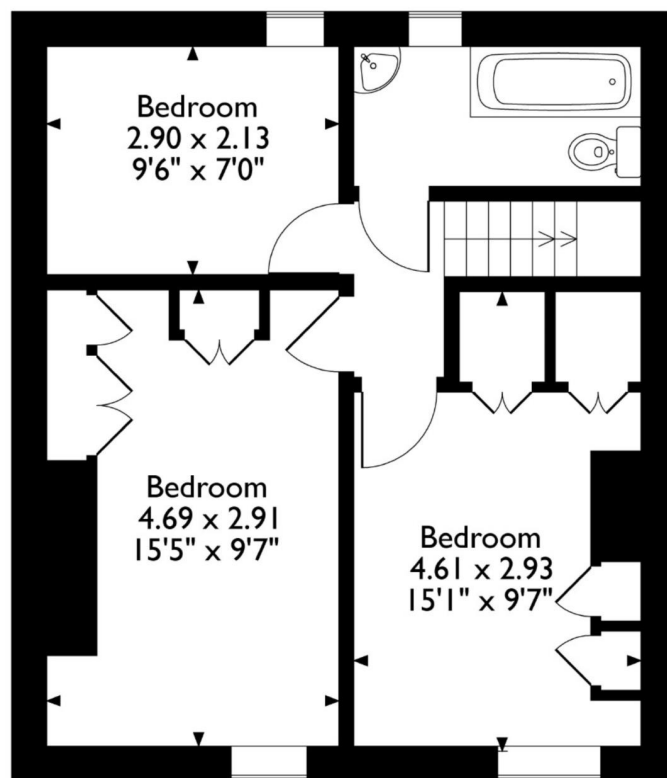
The kitchen also offers plumbing for a washing machine and space for an under-counter fridge and freezer. A wall-mounted gas boiler is neatly concealed in a cupboard, and there's plenty of room for a dining table and chairs, making it a perfect spot for family meals.

Windows overlooking the rear garden and a door providing direct access to the outside space ensure this room is flooded with natural light. Additionally, an understairs storage cupboard offers extra space for household items.

## Approximate Gross Internal Area 80 Sq M/861 Sq Ft



### Ground Floor



### First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, you will find three well-appointed bedrooms, each accessed via latched pine doors from the landing. The two front-facing bedrooms are both generous doubles, featuring built-in wardrobes and drawers that provide ample storage.

The third bedroom, situated at the rear of the property, offers a peaceful retreat with views over the garden.

The family bathroom is a stylish and practical space, fully tiled on both the floor and walls. It features a contemporary three-piece suite, complete with a shower over the bath and a heated towel rail for added comfort. Boarded loft with ladder.

This delightful home combines characterful charm with modern conveniences, making it a perfect choice for those seeking a comfortable and well-located property.

# STEP OUTSIDE



Stepping outside, this property features an enclosed, extended rear garden primarily laid to a paved patio, ideal for low-maintenance outdoor enjoyment.

The split-level design provides two distinct areas to relax and appreciate the westerly aspect, perfect for catching the afternoon and evening sun.

The garden includes two timber sheds, one of which is equipped with power, offering a practical solution for housing a tumble dryer or additional appliances, thus freeing up space in the kitchen. Two timber gates provide convenient pedestrian access to Barons Court.

With the potential to extend to the rear, subject to the necessary planning permissions, this garden offers both versatility and ample space for future enhancements.

## INFORMATION

Postcode: NPI 5 IAS

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From our Usk office continue along Bridge Street in the direction of the river. On reaching the police station turn left into New Market Street. Proceed until reaching the British Legion and bear right into Baron Street where the subject property will be found on the right hand side before reaching Baron Court.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		88
(92-100)	B		
(81-91)	C		
(69-80)	D	65	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ  
 01291 672212  
 usk@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.