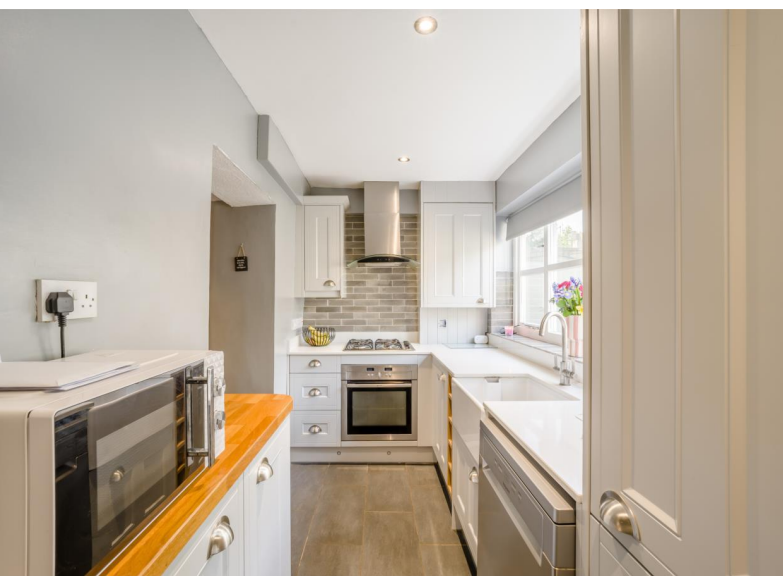




USK

Guide price **£375,000**



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38 MARYPORT STREET

Usk, Monmouthshire NP15 1AE



Three storey mid terraced home
2 double bedrooms plus a loft room adaptable for varied usage
Central Usk location

Set within the charming market town of Usk in Monmouthshire, this attractive three-storey mid-terraced home enjoys a wonderful position in a highly desirable location. Usk is renowned for its picturesque streets, vibrant community, and excellent selection of independent shops, cafés, bars, and restaurants, all contributing to its welcoming village feel. The town also benefits from convenient everyday amenities, including a local school and doctor's surgery.

Surrounded by beautiful countryside, the area offers plenty of opportunities for walking and outdoor pursuits. Further amenities can be found in the nearby towns of Monmouth and Abergavenny, both providing a wider range of shopping and leisure facilities.

For commuters, excellent road and rail connections offer access to Cardiff, Bristol, London, and the Midlands, making this an ideal balance of rural charm and connectivity.



Guide price
£375,000



KEY FEATURES

- Mid Terraced Home
- 2 first floor bedrooms
- Plus useful loft room
- 2 reception rooms
- Family bathroom
- Enclosed rear garden



STEP INSIDE



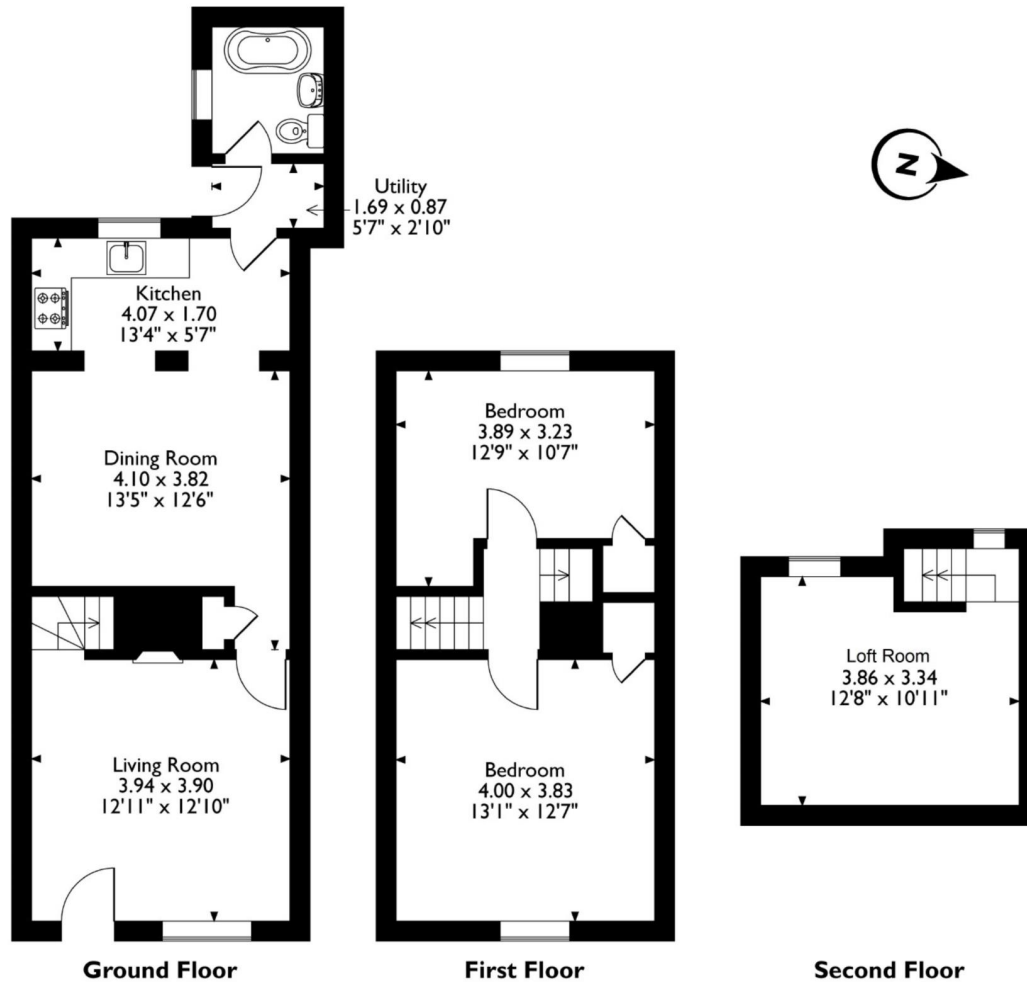
Stepping through the main front door, you are welcomed directly into a charming lounge, full of character and warmth. This inviting space features exposed ceiling beams, a bay window to the front allowing for plenty of natural light, and a striking fireplace complete with an inset wood burner, creating a cosy focal point. A staircase rises from here to the first floor, while a timber door leads through to the adjoining dining room.

Positioned centrally within the home, the dining room continues the property's characterful appeal, boasting its own feature fireplace and offering ample space for a family dining table and chairs - ideal for both everyday living and entertaining. From here, slate flooring flows seamlessly into the kitchen, enhancing the sense of continuity.

Recently fitted by the current owners (2023), this kitchen includes a range of units and a traditional Belfast sink, with a window overlooking the rear garden. Just beyond, an outer hallway provides additional practicality, with space and plumbing for a washing machine, a door leading out to the garden, and access to the ground floor bathroom.

The bathroom is fitted with a three-piece white suite, complemented by an electric shower over the bath.

38, Maryport Street Burghill, Usk, Monmouthshire
 Approximate Gross Internal Area
 91 Sq M/979 Sq Ft



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.

To the first floor, the property offers two well-proportioned double bedrooms. The front bedroom benefits from a window overlooking the street, while the second bedroom enjoys views across the rear garden, providing a pleasant and private outlook.

From the landing, a further staircase leads up to the loft room. This versatile space is currently used as a bedroom by the present owners but could easily serve as a home office, hobby room, or additional living area. Velux windows to the rear allow natural light to flood in, completing this flexible and appealing accommodation.

STEP OUTSIDE



Stepping outside, the property benefits from a large enclosed rear garden enjoying a desirable westerly aspect, perfect for making the most of the afternoon and evening sun. Directly adjoining the house is a timber decked seating area, ideal for al fresco dining, entertaining guests, or simply relaxing outdoors.

From here, shallow steps lead up to a neatly maintained lawn, offering a pleasant space for children to play or for keen gardeners to personalise. The garden is well-proportioned and designed for ease of maintenance, while still providing a sense of privacy and seclusion.

Positioned at the rear of the garden is a useful summerhouse, with power and light, providing additional versatile space that could be utilised for storage, a hobby room, or a peaceful retreat to enjoy the surroundings.

INFORMATION

Postcode: NP15 1AE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

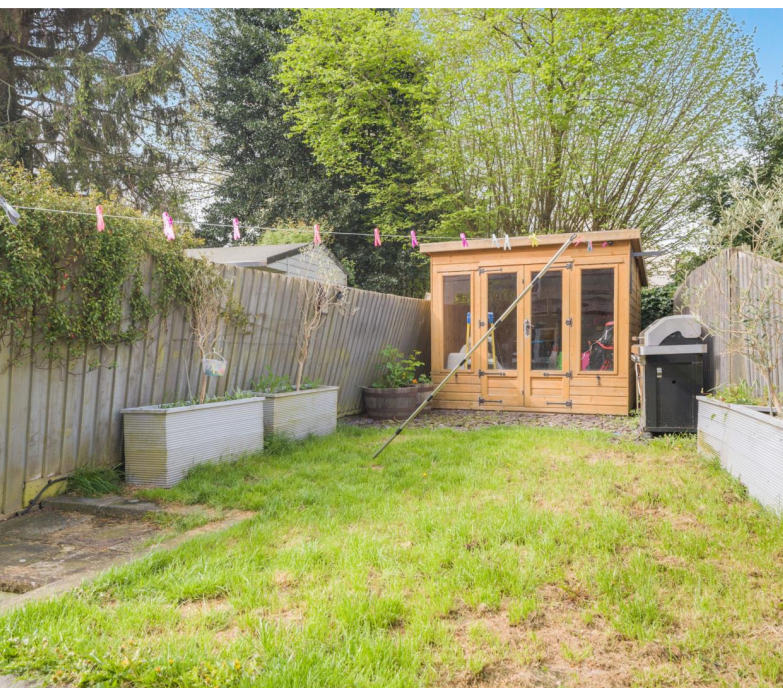
EPC: D





DIRECTIONS

What3words: hips.shifts.limes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	63	77
39-54	E		
21-38	F		
1-20	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



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