



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



## Silver Street, Dursley, GL11 4NA.

An extremely spacious former public house which dates back in part to the 1700's and is centrally located within the town and offers superb living space but also the opportunity for anyone requiring additional living space for an elderly dependent, income potential through either long term let or Airbnb or extra space from which to work from home. The main house has been tastefully and thoughtfully refurbished yet retains plenty of the original character throughout and in total there are four reception rooms, six double bedrooms and four bathrooms.

**End Terrace Home with Annexe**

**Four Bedrooms in Main House**

**Four Bathrooms**

**Former Public House**

**Ideal for Dependent Relative**

**Six Bedrooms**

**Self Contained Two Bedroom Annexe**

**Beautifully Presented**

**Courtyard Garden with Raised Terrace's**

**Income Potential**

**Offers in Excess of £370,000**

**The Property**

The main house has been tastefully and thoughtfully refurbished yet retains plenty of the original character. The accommodation is extremely well proportioned throughout with three reception rooms, four double bedrooms and two bathrooms as well as a ground floor cloakroom.

The self-contained annexe has two bedrooms and two bathrooms and would be ideal for anyone requiring separate accommodation or those looking to generate an extra income through rental.

**Location**

The market town of Dursley is a bustling mix of shops and cafes catering for every need. There are traditional shops and specialist stores as well as post office, pharmacies, hair and beauty salons, dentists and opticians as well as two supermarkets.

The town of Stroud is just a short distance away with a main line rail station providing a link to London and beautiful countryside walks including The Cotswold Way are all easily accessible.

**Council Tax**

The property is within the boundaries of Stroud District Council. The main house is rated Band C and the annexe is rated Band A.

**Entrance Hall**

**Lounge** 14' 8" x 13' 5" (4.47m x 4.09m)

**Dining Room** 15' 1" x 13' 4" (4.59m x 4.06m)

**Kitchen** 15' 5" x 11' 6" (4.70m x 3.50m)

**Additional Reception Room** 13' 11" x 12' 8" (4.24m x 3.86m)

**Inner Hall**

**Cloakroom**

**First Floor Landing**

**Bedroom** 15' 4" x 13' 3" (4.67m x 4.04m)

**En Suite Shower Room**

**Bedroom** 14' 6" x 13' 0" (4.42m x 3.96m)

**Bedroom** 13' 7" x 13' 0" (4.14m x 3.96m)

**Bedroom** 10' 5" x 8' 4" (3.17m x 2.54m)

**Bathroom**

**OUTSIDE**

**Courtyard Garden with Raised Sun Terraces and Patio**

**THE ANNEXE**

**Reception Hall** 18' 11" x 9' 5" (5.78m x 2.87m)

**Bathroom**

**Kitchen** 12' 6" x 6' 9" (3.83m x 2.07m)

**Living Room** 18' 6" x 12' 6" (5.66m x 3.83m)

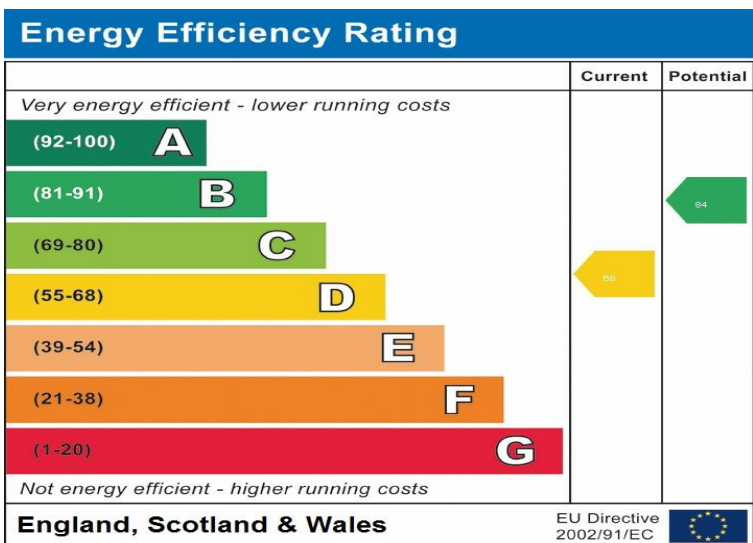
**Landing**

**Bedroom** 17' 4" x 9' 10" (5.29m x 3.02m)

**En Suite Shower Room**

**Bedroom** 24' 5" x 12' (7.42m x 3.68m)

**Mezzanine** 11' 5" x 4' 7" (3.50m x 1.42m)





Approximate total area<sup>(1)</sup>

1487.65 ft<sup>2</sup>

138.21 m<sup>2</sup>

Reduced headroom

5.48 ft<sup>2</sup>

0.51 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor

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