



R B WALTERS ESTATE AGENTS

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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

Guide Price £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)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		94
(69-80) C	88	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Approximate total area⁽¹⁾

1487.65 ft²

138.21 m²

Reduced headroom

5.48 ft²

0.51 m²

(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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