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The Flat Silver Street Dursley GL11 4ND

Asking Price
£125,000



IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY
THREE STOREY MAISONETTE SITUATED IN DURSLEY TOWN CENTRE WITH
ACCOMMODATION OVER THREE FLOORS
TWO DOUBLE BEDROOMS, ENTRANCE HALL, FIRST FLOOR KITCHEN/LIVING ROOM,
BEDROOM, BATHROOM, TOP FLOOR BEDROOM, ELECTRIC HEATING
ENERGY RATING D.

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The Flat Silver Street, Dursley, GL11 4ND

SITUATION

The property occupies a prominent position just off Silver Street in Dursley in the historic area of the town. Dursley offers a range of services including: supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Dursley is well placed for travelling throughout the South West via the A38 and M5/M4 motorway network. The nearby village of Cam has a railway station which brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

If travelling into Dursley in a southerly direction along the A4135, continue into the town passing Sainsbury's supermarket on the left hand side, continue through the pedestrian crossing and at the next roundabout take the 2nd exit onto Silver Street and the property is accessed via an alleyway to the right hand side of the Barber shop.

DESCRIPTION

This property has been in the same ownership for a number of years and is currently a rental property with a tenant in situ. This property forms part of a larger title register and estate but will be split and be sold off as a two bedroom maisonette separately. The property is arranged over four storeys with ground floor access from the alleyway. The property briefly comprises; entrance hallway with stairs to first floor, kitchen/living/dining room, second floor bedroom and bathroom, top floor attic room. This property would make an ideal investment or first time buyer opportunity.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY

Single glazed wooden front door, stairs to first floor, exposed stone wall, vaulted ceiling and roof light.

ON THE FIRST FLOOR

LANDING

Stairs to second floor.

KITCHEN/LIVING ROOM 4.69m narrowing to 4.18m x 3.37m (15'4" narrowing to 13'8" x 11'0")

Fitted kitchen with base and wall units, stainless steel sink and drainer, electric cooker point, space for under counter fridge, double glazed window to front, night storage heater.

ON THE SECOND FLOOR

LANDING

Stairs to top floor.

BEDROOM ONE 3.28m x 3.09m (10'9" x 10'1")

Double glazed window to front, night storage heater.

BATHROOM

Bath, low level wc, wash hand basin with pedestal, single glazed window to rear, electric heated towel rail.

ON THE TOP FLOOR

BEDROOM TWO/ATTIC ROOM 3.67m x 3.93m narrowing to 2.41m (12'0" x 12'10" narrowing to 7'10")

Single glazed window to rear, night storage heater, airing cupboard with hot water cylinder, access to loft space.

EXTERNALLY

The property is accessed via a shared alleyway leading to front door.

AGENT'S NOTE

Tenure: Leasehold. (Lease length and terms to be agreed). This property forms part of a larger title register and estate but will be split and be sold off as a two bedroom maisonette separately.

Council Tax Band: A (£1,444.24 payable).



Property currently let on AST (Assured Shorthold Tenancy) on a rolling contract. Notice can be served to provide vacant possession should a purchaser require this. Approximate potential rental value: £700-£725 PCM. Mains electricity, water and drainage are believed to be connected.

Night storage heating.

This property is situated within a Conservation Area and is subject to the relevant restrictions and planning permissions.

Property is subject to probate which has been granted.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

