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15 May Lane, Dursley,
GL11 4JH

Asking Price
£175,000



ATTRACTIVE PERIOD TOWN HOUSE WITH DEVELOPMENT POTENTIAL, CURRENTLY USED AS A DAY CENTRE HAVING CONSENT FOR RETURN TO RESIDENTIAL USE. ENTRANCE PORCH, SPACIOUS LIVING ROOM, GROUND FLOOR CLOAKROOM, KITCHEN, FIRST FLOOR ROOM WITH POTENTIAL FOR CONVERSION TO BEDROOM AND BATHROOM, FURTHER FIRST FLOOR ROOM, ATTIC ROOM, GARDEN, ELECTRIC HEATING, EXTENSIVE SEALED UNIT DOUBLE GLAZING. LOCATED IN POPULAR COTSWOLD TOWN CENTRE. ENERGY RATING: F

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SITUATION

The property is situated in the old market town of Dursley town centre, which is on the lower slopes of the Cotswold escarpment and on the Cotswold Way. The town has a range of local retailers, pubs and restaurants, doctors' surgery and library. There is also a Sainsbury's supermarket. Leisure facilities include an 18-hole golf course at Stinchcombe Hill, swimming pool and a bowling green. The nearby village of Cam has a Railway Station which has regular services to Gloucester, Bristol and Cheltenham with onward connections to the National Rail Network. Dursley is well placed for the M5, M4 motorway network via the nearby A38.

DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket on the right hand side and continue to the mini roundabout. Proceeding straight across into May Lane and the property can be found opposite the bus station.

DESCRIPTION

This stone and brick built townhouse is located in the popular Dursley town centre and adjoining the Cotswold Way. The property has been used as a Day Centre for approximately 60 years. It is now being sold as a conversion opportunity. The original consent for use as a Day Centre grants permission for use of the property as a single private residence to be resumed on the discontinuance of its use as a Day Centre. The accommodation comprises: entrance porch leading to a spacious living/dining room with, cloakroom/WC off and a modern fitted kitchen. On the first floor there is a spacious room which has potential for a bedroom and bathroom. There is a further potential double bedroom at the front. On the second floor is a large attic room which could be used as a third bedroom. The property has electric night storage heating and a good size enclosed courtyard garden to the rear. The property would make an ideal three bedroomed house, but mortgages may be limited due to the lack of washing facilities within the property apart from in the cloakroom.

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 PORCH

Upvc front door leading to:

LIVING ROOM 7.73m plus bay x 4.65m narrowing to 3.74m (25'4" plus bay x 15'3" narrowing to 12'3")

Stairs to first floor, double glazed bay window to front, two night storage heaters, double glazed door to rear.

KITCHEN 3.73m x 1.73m (12'2" x 5'8")

Modern fitted kitchen with a range of wall and base units, stainless steel single drainer sink unit, double glazed windows to side and rear, freestanding electric cooker with ceramic hob and double oven.

INNER HALLWAY

With built-in cupboard giving access to:

CLOAKROOM

Vanity wash hand basin, WC with concealed cistern, double glazed window to rear.

ON THE FIRST FLOOR

ROOM ONE 4.61m x 4.39m (15'1" x 14'4")

Night storage heater and hot water storage tank. Having potential for conversion to bedroom and bathroom,

ROOM TWO 3.58m x 3.34m (11'8" x 10'11")

Having built-in cupboard, double glazed window, night storage heater.

ON THE SECOND FLOOR

ATTIC ROOM 4.65m narrowing to 3.86m x 3.58m (15'3" narrowing to 12'7" x 11'8")

Having double glazed dormer window to rear, built-in under eaves storage space.

EXTERNALLY

To the front of the property there is shallow front garden. The rear gardens are a reasonable size and enclosed extensively by walling with patio, flower border and brick built shed.

AGENT NOTES

Tenure: Freehold

Services: Mains electricity, water and drainage are connected. We understand that gas is available in the road.

Planning is currently for a Day Centre. However, the original planning consent states that on the discontinuance of this use, permission is granted for return to a single private residence as stated below: 'Notwithstanding the provisions of the Town and Country

Planning (Use Classes) Order, 1963, the building shall be used only for the purpose specified in the permission hereby granted. On the discontinuance of such use the Council hereby grant permission for the use of the premises as a single private residence to be resumed.'

Council Tax Band: To be re-assessed.
There is no Broadband connected to the property.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Please note that mortgages may be limited for private residential buyers due to no washing facilities.

VIEWING

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

