



41 & Flat, Long Street, Dursley,
Gloucestershire, GL11 4HR
Guide Price £250,000

SawyerS
Sales & Lettings

41 Long Street, Dursley, Gloucestershire, GL11 4HR

A substantial Grade II Listed end terraced building with commercial restaurant/bar and kitchen on the ground floor and separate four bedroom duplex apartment over the upper floors. The property requires complete refurbishment and updating. Generous enclosed garden and stone out building. No Chain.

A Grade II Listed mixed use three Storey building with commercial restaurant/bar and kitchen on the ground floor and separate four bedroom duplex apartment over the upper floors. The building requires updating and also refurbishment after suffering some internal water damage. Generous enclosed garden and out building. (Potential to convert the whole building into one residential unit or three self contained apartments, *subject to gaining the relevant planning consents).

Communal Entrance

Door to front, private entrance to the apartment, double glazed double doors to restaurant area.

Reception - Bar Area 5.27m (17'3") x 5.91m (19'5")

Window to front, recess spotlighting, bar with beer taps, stainless steel single drainer sink unit with cupboard under, space for fridge, two radiators, door to W/C, under stairs storage and opening to Reception - Dining Room.

W/C

Low level W/C and pedestal wash hand basin.

Reception - Dining Room 7.17m (23'6") Max x 4.86m (15'11")

Bay style window to side, two further windows to side, recessed spotlighting, three radiators, door to W/C and rear hall.

W/C

Door to rear, low level W/C, wash hand basin set within vanity unit and part tiled walls.

Rear Hall 2.2m (7'3") x 1.37m (4'6")

Window to side, door to Kitchen.

Kitchen 4.49m (14'9") x 4.13m (13'7")

Door to side, window to rear, extractor, stainless steel sink unit, space for cookers and ovens, space for fridge/freezer. Wall mounted wash hand basin.

Porch 3.09m (10'2") x 2.98m (9'9")

Door to rear, double glazed windows to rear and side, space for fridge/freezer.

FIRST & SECOND FLOOR - DUPLEX APARTMENT

First Floor

Landing

Window to rear, stairs to ground floor entrance, stairs to second floor. Radiator.

Kitchen 2.88m (9'5") x 1.91m (6'3")

Window to front, range of wall and base units with work surface, stainless steel single drainer sink unit with mixer tap, space for cooker. Plumbing for washing machine.

Lounge 10.62m (34'10") x 5.11m (16'9")

Double doors to rear, window to side, recessed spotlighting, exposed timbers and three radiators.

Shower Room

Shower cubicle, low level WC and pedestal wash hand basin.

Bedroom One 5.8m (19'0") x 3.26m (10'8")

Window to front, decorative fire surround, exposed timber and stone work. Two radiators.

Second Floor

Landing

Access to loft, doors to:

Bedroom Two 3.28m (10'9") x 3m (9'10")

Window to front.

Bedroom Three 3.25m (10'8") Max x 3.14m (10'4")

Window to front and exposed stone work.

Bedroom Four 3.32m (10'11") x 2.7m (8'10")

Window to rear and storage heater.

Outside

Rear Garden

Enclosed generous garden mainly laid to paving, borders and brick built out building.

Agents Note

*Subject to gaining the relevant planning consents.

Pre-application advice had been sought in April 2018 for the following;

- A) To convert whole building into one residential unit.
- B) To convert the whole building into three self-contained flats.
- C) To convert the current residential unit over the first and second floors into two separate flats, leaving the commercial unit untouched on the ground floor.

The Planning case officers opinion and preference was full conversion of the building from currently mixed use to fully residential would be the preferable option. A full copy of the Pre-application advice is available upon request.

Duplex Apartment - Council Tax

Band A - £1,402.69

Rateable Charge

Rateable Value - £2,450

Charge - £1,254.40

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

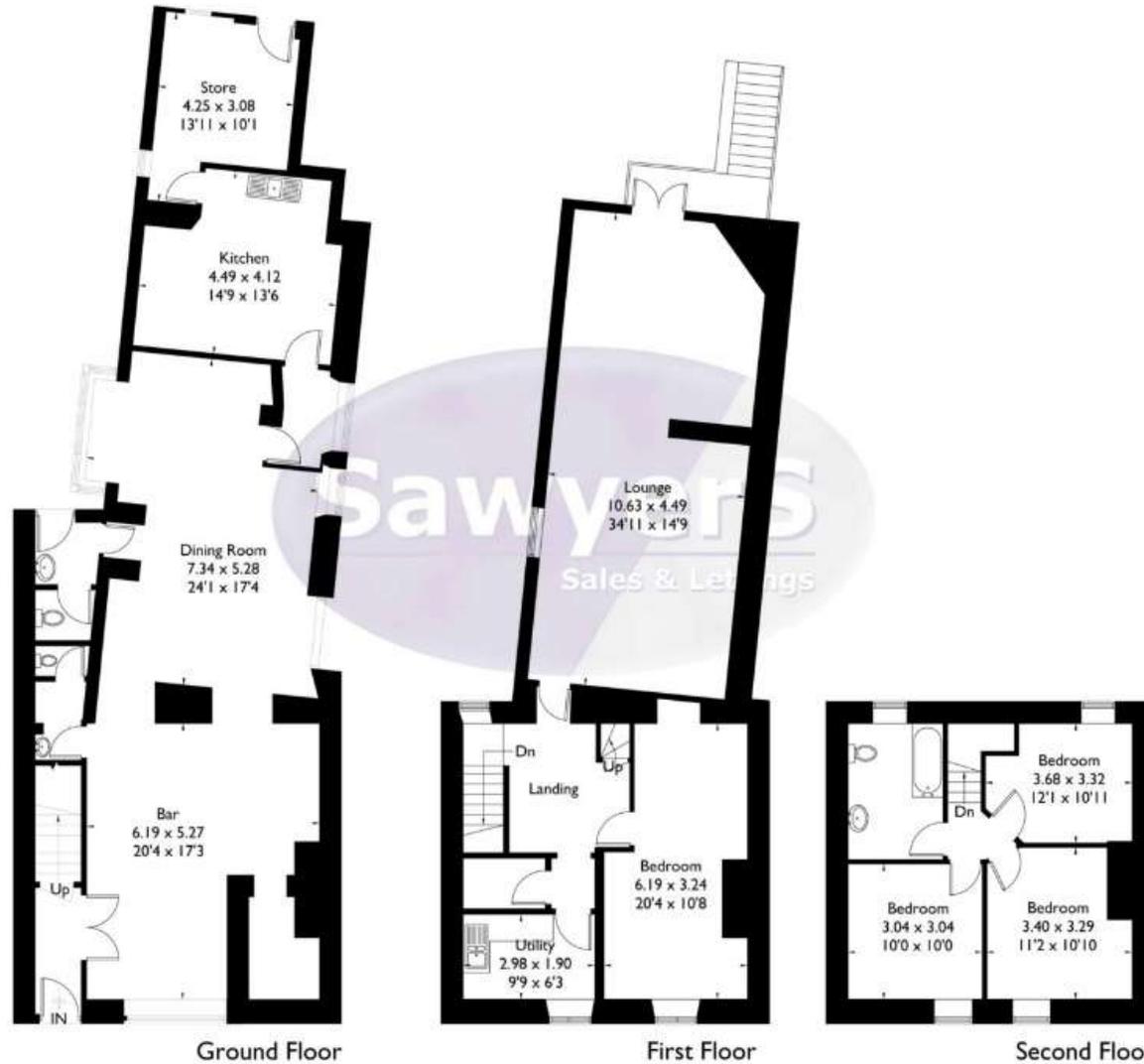
www.sawyersestateagents.co.uk

Directions

For SAT NAV use: GL11 4HR

Long Street, Dursley, GL11 4HR

Approximate Gross Internal Area
247.2 sq m / 2661 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 212021

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents cannot be responsible for any inaccuracy.

