

HUNTERS®

HERE TO GET *you* THERE



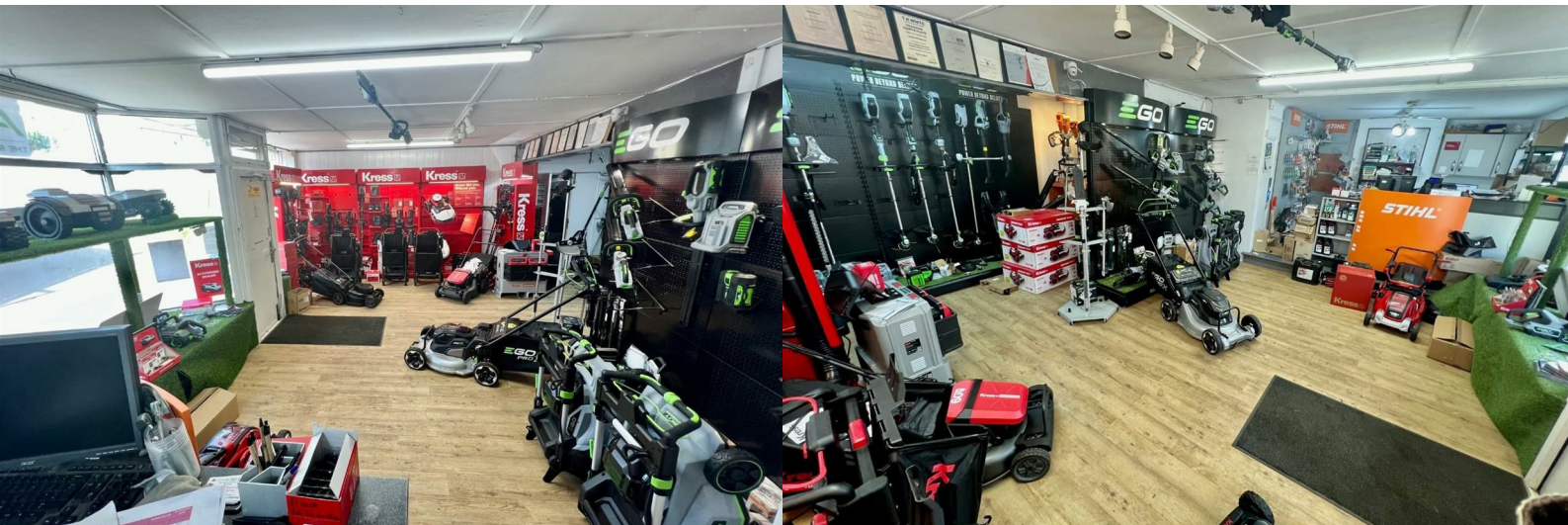
21 Uley Road

Dursley, GL11 4NH

Offers In Excess Of £300,000

COMMERCIAL PREMISES

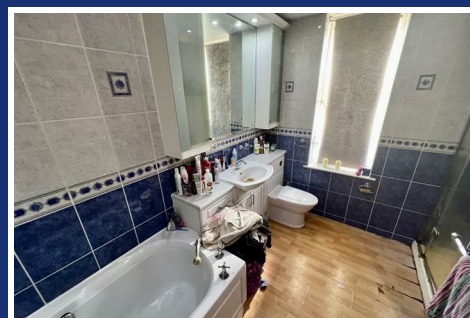
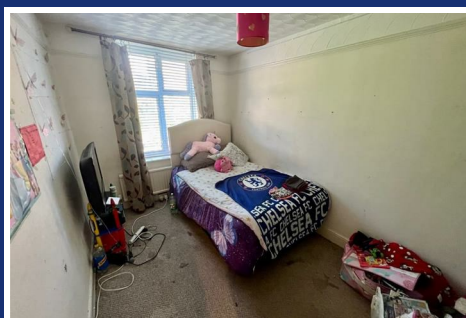
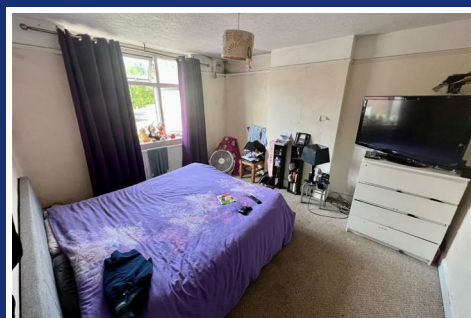
Sales & Display Areas, Office, Workshops, Store
& Amenity Spaces - EPC F



21 Uley Road

Dursley, GL11 4NH

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Entrance

Door leads into sales area having display area and office space and stairs leading to the first floor living accommodation, door to workshop.

Sales Area

14'4 x 19'11 (4.37m x 6.07m)

Display Area

5'5 x 15'5 (1.65m x 4.70m)

Office

11'6 x 10'7 (3.51m x 3.23m)

Workshop

20'1 x 12' (6.12m x 3.66m)

Door to store room.

Store Room

13'3 x 6'7 (4.04m x 2.01m)

With windows to side, door to WC, door to rear workshop and door to rear.

WC

Having WC and wash hand basin.

Rear Workshop

32'5 x 18'9 (9.88m x 5.72m)

With windows and double doors to rear.

Utility Room

9'10 x 9'3 (3.00m x 2.82m)

With window and door to rear.

Kitchen/Breakfast Room

16'6 x 12' (5.03m x 3.66m)

Having dual aspect windows to rear and side, range of base and wall units with worksurfaces over, fitted oven, hob and sink and drainer unit, spotlights, tiled flooring.

First Floor Landing

From the sales area stairs lead to first floor living accommodation.

Bedroom One

13' x 11' (3.96m x 3.35m)

Having window to front and radiator.

Bedroom Two

11'10 x 11'1 (3.61m x 3.38m)

Having window to front and radiator.

Bedroom Three

7'11 x 13'5 (2.41m x 4.09m)

Having window to side.

Bedroom Four

8'5 x 8'8 (2.57m x 2.64m)

Having window to front.

Family Bathroom

White suite comprising panelled bath, vanity unit with inset WC and wash hand basin with storage beneath, shower cubicle, spotlights, laminate flooring, window to side.

Lounge

9'10 x 23'5 (3.00m x 7.14m)

With two sets of sliding doors to balcony, window to side and radiator.

Cellar

Currently being used as storage.

Outside

Off-Street parking and side access to courtyard area.

Agents Notes

There is a large loft above the flat with potential for loft conversion subject to the necessary planning consents.

Flat

EPC E

Council Tax: Band A Stroud District Council

Commercial Premises

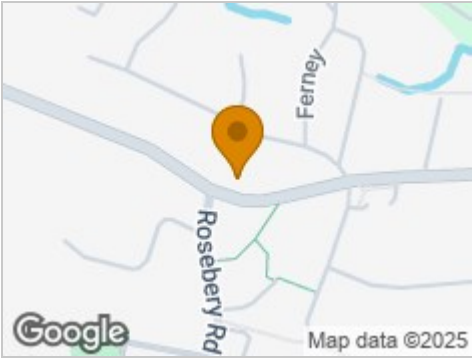
EPC F

Business Rates Value £4,850 as of April 1st 2023
Stroud District Council

We have information that the property has mains gas, electricity, water and drainage.



Road Map



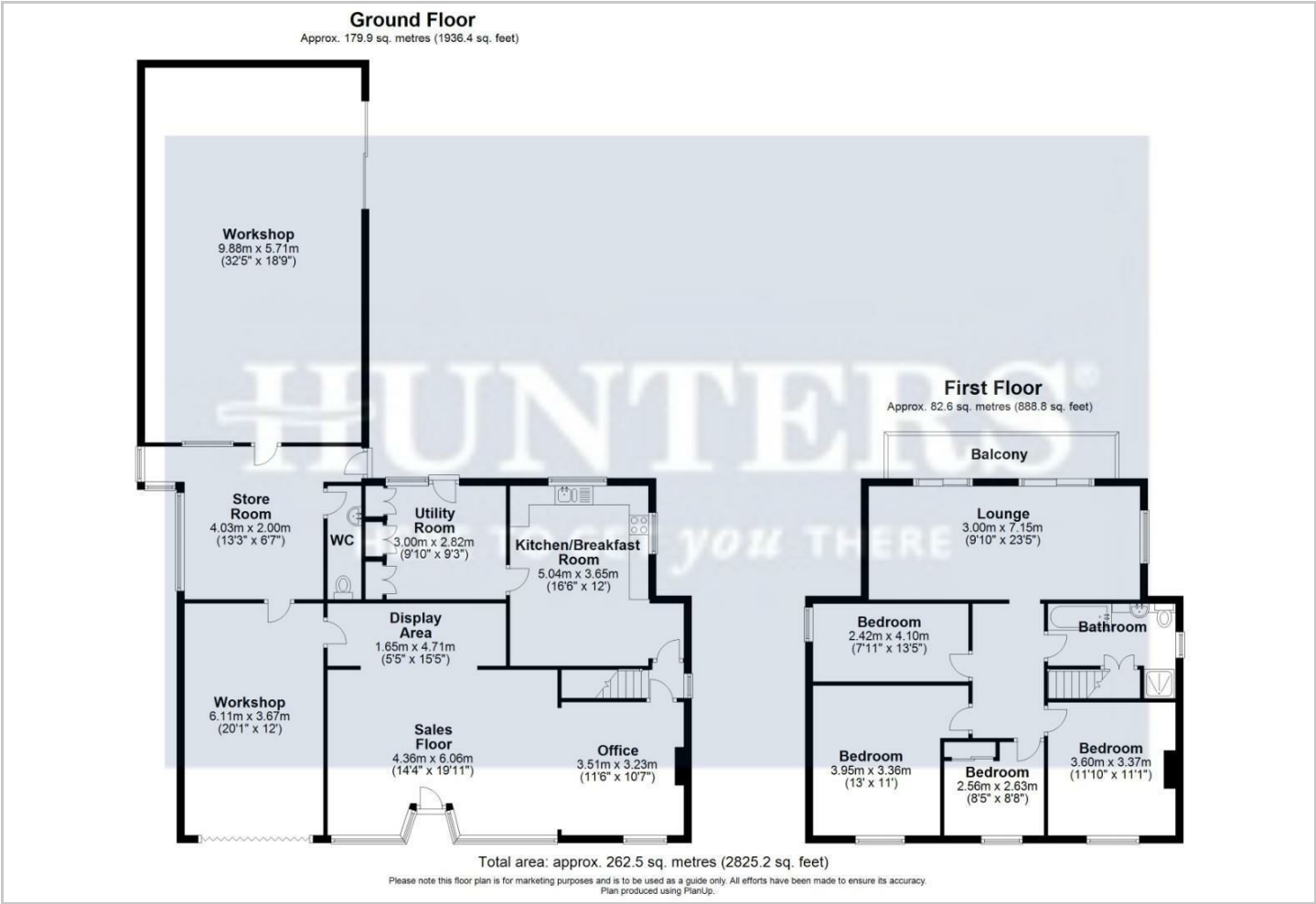
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.