



184 Calton Road

Linden, Gloucester, GL1 5ER

Offers in excess of £315,000



This period property strikes the perfect balance between the characterful appeal of its original features and the comforts of modern living. It represents a fantastic opportunity for young families seeking a ready-to-move-into home that combines space, style, and practicality.

We advise early viewing to fully appreciate what this lovely home has to offer and to seize this opportunity to make it your own. Contact us today to arrange your visit and take the first step towards making this beautiful Calton Road property your new family home.



Entrance Hallway

Approached via Upvc double glazed front door, storage cupboard, power points, coving, staircase with under stairs storage with home alarm, door through too:

Lounge/Diner 24'7 x 11'6 (7.49m x 3.51m)

Upvc double glazed bay window to front, television point, telephone point, two radiators, fuse panel, electric fire place, power points, coving, doors second sitting room/office & kitchen.

Second Sitting Room/ Office 12'10 x 12'1 (3.91m x 3.68m)

Upvc double glazed windows to rear & door to side, television point, radiator, power points, coving, recessed down lights.

Kitchen 10'3 x 8'11 (3.12m x 2.72m)

Upvc double glazed windows to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with hob & hood, built in dishwasher, part tiled walls, tiled flooring, radiator, recessed down lights & under cupboard lighting, solid door too:

Cloakroom

Low level wc, tiled flooring, further storage space.

Utility Room 12'0 x 5'0 (3.66m x 1.52m)

Double glazed door to front & rear, base level units with roll edge work surfaces, sink/drain, space for fridge & freezer, plumbing for washing machine, radiator, power points, part tiled walls, tiled flooring, pvc roof.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, coving, doors to all rooms.

Bedroom 1 12'0 x 10'7 (3.66m x 3.23m)

Upvc double glazed window to front, fitted wardrobes, television point, telephone point, radiator, power points, coving, ceiling rose.

Bedroom 2 12'8 x 11'11 (3.86m x 3.63m)

Upvc double glazed window to rear, television point, power points, coving, brand new fitted combination boiler & ceiling rose.

Bedroom 3 9'5 x 8'11 (2.87m x 2.72m)

Upvc double glazed window to rear, television point, power points, radiator, coving, ceiling rose.

Bathroom 7'10 x 6'10 (2.39m x 2.08m)

Upvc double glazed frosted window to front, white suite comprising of paneled bath with mains shower over, low level wc & vanity wash hand basin, extractor fan, heated towel rail, recessed down lights, part tiled walls, on off walking lighting.

Rear Garden

Partly paved with well maintained area laid to lawn with flower & shrub borders down one side, cold water tap.

Detached Outbuilding 22'0 x 12'0 (6.71m x 3.66m)

Timber construction, power & lighting, television point, laminate wood flooring, internet connection, rubber roof has a 15 year guarantee.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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