



121 Calton Road

Linden, Gloucester, GL1 5ES

Offers in excess of £250,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three double bedroom, semi-detached, 1930's period property situated in Linden, close to Ribston Hall High School and The Crypt School.

The property boasts generous accommodation, including a lounge and an open-plan kitchen/dining area that opens onto a large and versatile enclosed garden. Additionally, it features off-road parking for two vehicles, along with on-street parking. Upstairs, the property offers three double bedrooms and a family bathroom, providing ample facilities for a growing household. This charming home offers a wonderful blend of character and modern convenience, making it a perfect fit for family living.



Entrance Hallway

Accessed via upvc double glazed door, stairs to first floor landing. Door lead off:

Lounge

Television point, data point, feature fireplace, radiator, front aspect upvc double glazed bay window.

Kitchen

Range of base, wall and drawer mounted units, roll edge worktops, sink unit with drainer and mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for washing machine, tall fridge/ freezer, radiator, partly tiled walls, opening to under stairs storage cupboard, side aspect upvc double glazed door leading to the garden.

Dining Area

Power points, radiator, ornate fireplace, space for dining, radiators, rear aspect upvc double glazed door leading to garden.

First Floor Landing

Access to loft via hatch, doors lead off:

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed bay window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, rear aspect frosted upvc double glazed window.

Outside

To the front of the property this is a driveway providing parking for two vehicles.

To the rear of the property there is an garden mainly laid to lawn, enclosed by wooden fencing

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

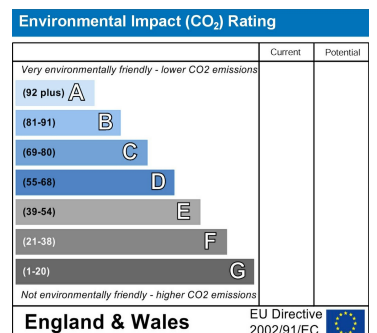
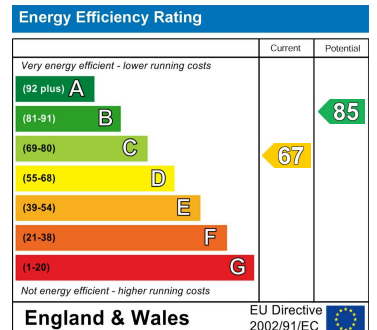
Local Authority

Gloucester City Council

Tax 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.



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 of the property.

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