



15 Calton Road

Linden, Gloucester, GL1 5DZ

Offers in excess of £210,000



Murdock & Wasley Estate Agents are delighted to offer for sale this three-bedroom semi-detached period home, situated in the ever-popular area of Linden.

Full of charm and character, the property provides an excellent opportunity for first-time buyers, young families, or those looking to put their own stamp on a home. While well-presented throughout, there is also scope for further improvement, making it an appealing prospect for a range of buyers.

The location is another key benefit, with local shops, cafés, and parks all within easy reach, along with excellent transport links to Gloucester city centre. The property also falls within catchment for a number of well-regarded schools and community facilities, making it a practical and convenient choice.

This period home offers a rare chance to secure a property in a desirable location, blending character features with comfortable living.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, coving, stairs leading to first floor landing. Doors lead off:

Lounge

Television point, data point, power points, wall mounted radiator, feature fireplace with surround, front aspect upvc double glazed bay window.

Dining Room

Power points, wall mounted radiator, coving, feature fireplace with surround, rear aspect upvc double glazed window. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worktop, stainless steel sink with mixer tap over, cooker point with extractor hood over, space for washing machine, dishwasher and large fridge/freezer, tiled flooring, side aspect upvc double glazed window. Opening leads off:

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, partly tiled walls, tiled flooring, wall mounted radiator, side aspect frosted upvc double glazed window.

First Floor Landing

Access to loft via hatch, Doors lead off:

Bedroom One

Power points, ornate fireplace, front aspect upvc double glazed windows.

Bedroom Two

Power points, wall mounted radiator, ornate fireplace, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted combination boiler, rear aspect upvc double glazed window.

Outside

To the front of the property a courtyard garden is enclosed by a low level wall.

To the side of the property a path provides side access.

To the rear of the property a courtyard leads down to a patio which in turn leads down to a garden laid to grass, bordered by flower beds and enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

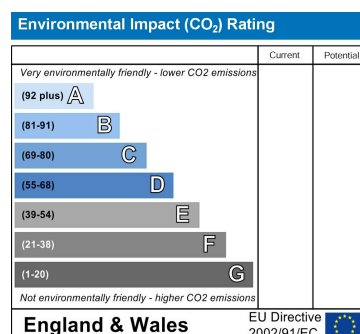
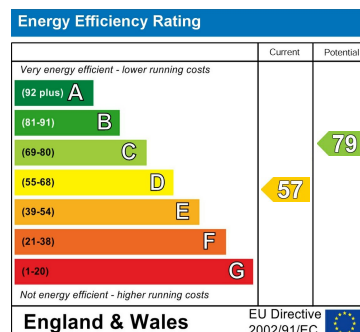
Local Authority

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.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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