



## 118 Calton Road

, Gloucester, GL1 5DT

**Offers in excess of £200,000**



We are pleased to welcome to the open market this semi-detached home situated on a popular road. The property requires updating throughout, offering the perfect opportunity for buyers looking to add value and create their dream home.

With ample living space and a generous garden, this property is ideal for those seeking a project with long-term potential. Early viewing is strongly advised to fully appreciate what this home has to offer.



### Entrance Hallway

Approached via front door, radiator, power points, stairs to first floor, doors to both reception rooms & kitchen.

### Lounge

Glazed windows to front, television point, radiator, power points, laminate flooring.

### Dining Room

Double glazed french door to rear, radiator, power points, laminate flooring.

### Kitchen

Glazed window to side, eye & base level units with roll edge work tops, cooker point, space for appliances, tiled flooring. Door to:

### Utility

Glazed door to side, plumbing & space for washing machine & tumble dryer.

### First Floor Landing

Glazed window to side, doors to all rooms.

### Bedroom 1

Glazed windows to front, radiator, power points.

### Bedroom 2

Glazed windows to rear, radiator, power points.

### Bedroom 3

Glazed windows to rear, radiator, power points.

### Bathroom

Glazed window to front, paneled bath with shower over, low level wc & pedestal wash hand basin, radiator.

### Rear Garden

Over grown area which is laid to lawn, trees, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

These 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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 53      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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.

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

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