



76 Calton Road, Linden, Gloucester, GL1 5DY

£300,000

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Farr & Farr Sales Lettings 

**76 Calton Road, Linden, Gloucester,
GL1 5DY**

£300,000

**A BEAUTIFUL BAY FRONTED EXTENDED SEMI
DETACHED HOUSE IN LINDEN**

The property offers versatile accommodation comprising of an open plan living/dining room with stunning ornate feature fireplace leading into an extended kitchen/breakfast room with solid oak work tops, a separate utility room & modern fitted shower room. On the first floor there are three bedrooms with family bathroom. On the second floor there is a generous and versatile loft room. It also has the added benefit of large log cabin that could be the perfect home office or gym.

Calton Road is a very popular residential road just off the Stroud Road approximately a mile to the south of Gloucester city centre. All facilities are close by and the exciting quays development at the docks is within easy reach.

www.farranfarr.co.uk

Entrance Hall

Upvc double glazed front door. Stairs to first floor. Door leading to living/dining room. Radiator. Mosaic tiled flooring.

Living/Dining Room 25' 6" x 13' 2" (7.77m x 4.01m)

Upvc double glazed bay window. Victorian fireplace (closed) with tiled surround. Radiators. Ceiling coving. Ceiling Rose. Laminate flooring. Double glazed window to side aspect.

Kitchen/Breakfast Room 24' 8" x 7' 8" (7.51m x 2.34m)

Upvc double glazed window to side aspect. Double glazed French doors to rear aspect. Contemporary style radiators. A range of eye level and base storage units with oak work tops over. Stainless steel 1 1/2 sink unit. Electric hob with built in double oven. Built in dishwasher. Free standing fridge/freezer. Part tiled walls. Tiled flooring. Door to utility.

Utility room 5' 6" x 4' 2" (1.68m x 1.27m)

Upvc double glazed window to side aspect. Double glazed doors to rear aspect. Chrome heated towel rail. Plumbing for washing machine. Laminate flooring. Door to Shower room.

Shower Room

Upvc double glazed window to side aspect. Low level W.C. Wash hand basin with cupboard below. Shower cubicle.

First Floor Landing

Doors leading to bedrooms one, two and three. Door to bathroom. Stairs to loft room. Single radiator.

Bedroom 1 13' 6" x 10' 9" (4.11m x 3.27m)

Two Upvc double glazed window to front aspect. Two radiators.

Bedroom 2 9' 9" x 7' 9" (2.97m x 2.36m)

Upvc double glazed window to rear aspect. Single radiator.

Bedroom 3 7' 7" x 6' 7" (2.31m x 2.01m)

Upvc double glazed window to rear aspect. Single radiator.

Play/Work Room 13' 4" x 13' 3" (4.06m x 4.04m)

Upvc double glazed window to side aspect. Wall mounted "Worcester" combi boiler.

Exterior

Rear Garden

The garden is private and is enclosed with fencing with large patio and decking area. Patio lights. Gated side access.

Log Cabin/Home Office 16' 0" x 13' 0" (4.87m x 3.96m)

Power & lighting. Ideal space for a home office or gym.

Front garden

Gate with wall and path to front door. Gated side access.

Council Tax: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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