



100 Calton Road, Gloucester, Gloucestershire, GL1 5DY

£325,000

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Farr & Farr Sales & Lettings 

**100 Calton Road, Gloucester,
Gloucestershire, GL1 5DY**

£325,000

**A VERY WELL UPGRADED EDWARDIAN SEMI-
DETACHED HOUSE WITH A BEAUTIFUL SECOND
FLOOR CONVERSION TO MASTER BEDROOM &
ENSUITE**

Calton Road is a very popular residential road of predominantly Edwardian properties situated within walking distance to the south of city centre. Local facilities are close by and access to the exciting Docklands development, the canal and the Quays are within very easy reach.

Number 100 has been beautifully looked after and upgraded in the current ownership and benefits from the conversion of the attic into a very large practical master bedroom with its own en suite shower and wonderful views to the west. Additionally, there are three further bedrooms and a family bathroom and to the ground floor open plan lounge/dining room, together with a kitchen and cloakroom. To the exterior the gardens are well maintained, back west and have a very useful well-built home office with Cat five network.

www.farrandfarr.co.uk

UPVC double glazed front door with arched top to:-

Entrance Hall

Tiled floor. Radiator. Decorative arch.

Lounge / Dining Room 26' 6" x 11' 9" (8.07m x 3.58m)

Fireplace with wood burning stove and beam. High-quality oak flooring to sitting area. Built-in dressers with shelving above. Coved ceilings. Two radiators. Satellite feed. Bay window to the front.

Kitchen 13' 4" x 8' 10" (4.06m x 2.69m)

Inset one and a half bowl stainless steel sink unit. Worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Space for oven. Gas hob. Cooker hood. Space for dishwasher. Plumbing for washing machine and dryer. Space for fridge freezer. Double radiator. Spotlights. Walk-in under stairs cupboard. Gas fired central heating boiler. Door to rear lobby. Tiled floor. UPVC double glazed door to garden. Radiator. Hanging area.

Cloakroom

Low level WC. Wash hand basin. Tiled floor. Heated towel rail.

First Floor

Landing access to small loft. Staircase to 2nd floor.

Bedroom Two 13' 8" x 11' 7" (4.16m x 3.53m)

Complete range of wardrobe cupboards. Radiator.

Bedroom Three 12' 2" x 9' 8" (3.71m x 2.94m)

Double wardrobe cupboards with drawers below. Built-in shelving. Radiator.

Bedroom Four 9' 8" x 9' 0" (2.94m x 2.74m)

Built-in desk. Double radiator. Shelving.

Bathroom

Panel bath with stainless steel shower. Glazed screen. Fully tiled walls. Vanity unit with wash hand basin. Low level WC. Laminate floor. Heated towel rail / radiator. Extractor fan.

Second Floor

Master Bedroom 19' 2" x 11' 0" (5.84m x 3.35m)

High-quality flooring. Window to the side. Velux window to the front. Full height picture windows to the rear backing west and with lovely views. Access to storage. Radiator.

Ensuite Shower

Corner shower cubicle. Tiling. Glazed door. Stainless steel double head controls. Low level WC. Vanity unit with wash basin and splashback. Shaver point. Extractor fan. Spotlights. Heated towel rail / radiator in stainless steel. Access to eaves storage.

Front Gardens

Low wall and gate to the front door. Gated side access to:-

Rear Gardens

Westerly backing. Good size with large area of paved terrace, lawns and shrubs including roses. Three external power sockets. Outside light. Outside tap.

Home Office 16' 8" x 6' 9" (5.08m x 2.06m)

Lighting and power. Double doors to the front with windows to either end. Electric heating. Shelving. Network cat 5.

Agent Notes

Council Tax: B

EPC: D-62

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

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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