



Calton Road, Linden, Gloucester

Freehold

£200,000

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

£200,000

Freehold. Council Tax Band



3 Bedrooms



1 Bathrooms



2 Receptions

Features

*Semi Detached House * Three DOUBLE
Bedrooms

*Lounge Open To Dining Room *Upvc Double
Glazing

*No Onward Chain * Kitchen & Utility Room

*Gas Radiator Central Heating * Energy Rating
E48

* *

Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

A Three DOUBLE Bedroom SEMI-DETACHED
House Located on the Popular Calton Road!

This property comprises of Entrance Hall, Living
Room, Dining Room, Kitchen, Family Bathroom &
Utility Room. Upstairs offers Three DOUBLE
Bedrooms.

Further Benefits include a UPVC Double Glazing,
Gas Central Heating & Both Rear and Front
Gardens.

Property for sale through Michael Tuck Estate
Agents.

Approximate potential rental value of £1050pcm ,
please contact Michael Tuck Lettings in
Gloucester for more details.

To book YOUR viewing call us TODAY on 01452
543200!

Hallway 11' 10" x 2' 11" (3.60m x 0.89m)

Living Room 12' 10" x 10' 1" (3.91m x 3.07m)

Dining Room 11' 11" x 10' 7" (3.63m x 3.22m)

Kitchen 9' 11" x 7' 11" (3.02m x 2.41m)

Utility Room 5' 4" x 4' 9" (1.62m x 1.45m)

Bathroom 7' 2" x 6' 1" (2.18m x 1.85m)

Landing 12' 2" x 5' 0" (3.71m x 1.52m)

Bedroom One 13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom Two 12' 0" x 8' 1" (3.65m x 2.46m)

Bedroom Three 9' 11" x 8' 0" (3.02m x 2.44m)

Additional Information

Gas & Electric - Mains

Water & Sewerage - Mains

Property is currently tenanted









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

