



MICHAEL TUCK
ESTATE & LETTING AGENTS



56 Calton Road, Gloucester

Gloucester

Guide Price £220,000

56 Calton Road

Gloucester

An Extended Two Double Bedroom SEMI-DETACHED house located on the popular Calton Road in Linden. Ground Floor comprises of Entrance Hall, Lounge, Dining Room, Kitchen & Utility Room. Upstairs offers Two DOUBLE Bedrooms, Family Bathroom and an accessible Attic Room.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £995pcm , please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View

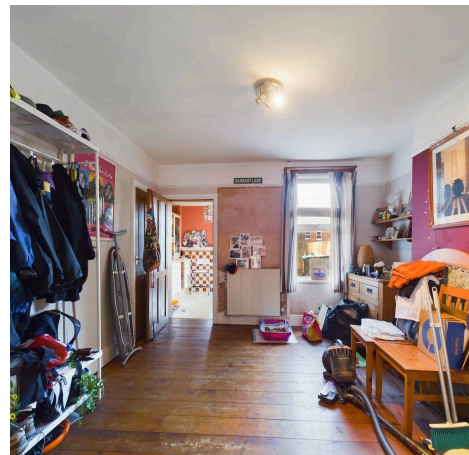
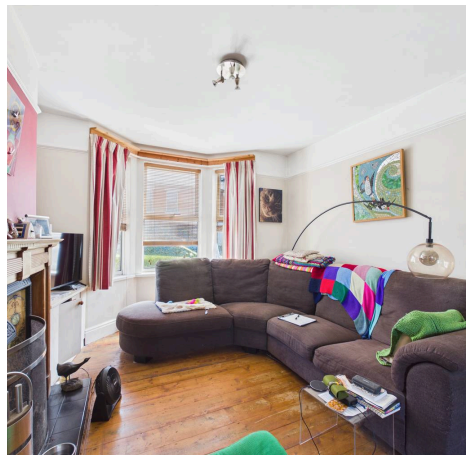
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- UPVC Double Glazing
- Two Double Bedrooms
- Accessible Attic
- Energy Rating TBC
- Rear Garden
- Lounge Open To Dining Room
- Semi Detached House
- Kitchen & Utility Room
- Gas Radiator Central Heating



Entrance Hall

Living Room

Dimensions: 10' 8" x 10' 8" (3.25m x 3.25m).

Dining Room

Dimensions: 12' 0" x 11' 3" (3.65m x 3.43m).

Kitchen

Dimensions: 8' 11" x 8' 9" (2.72m x 2.66m).

Utility Room

Dimensions: 8' 11" x 7' 4" (2.72m x 2.23m).

First Floor Landing

Master Bedroom

Dimensions: 14' 4" x 10' 8" (4.37m x 3.25m).

Bedroom Two

Dimensions: 12' 0" x 8' 2" (3.65m x 2.49m).

Family Bathroom

Dimensions: 8' 10" x 8' 9" (2.69m x 2.66m).

2nd Floor Landing

Attic

Dimensions: 10' 11" x 10' 3" (3.32m x 3.12m).

Additional Information

Gas & Electric - Mains; Water - Mains Sewerage - Mains





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

972 ft²

90.2 m²

Reduced headroom

32 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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