



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**114 Calton Road, Gloucester**

Gloucester

Guide Price **£240,000**

# 114 Calton Road

Gloucester, Gloucester

We are delighted to bring to the market this Well Proportioned Three Bedroom Semi Detached Home offering TWO reception rooms Available with NO ONWARD CHAIN!

Accommodation comprising Entrance Hall, Lounge, Dining Room, Three Bedrooms, Utility, Sunroom, Wc, and Upstairs Bathroom!

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and a Large Private & Enclosed Rear Garden.

Property for sale through Michael Tuck Agents. Approximate potential rental value of £1295pcm, please contact Michael Tuck Lettings In Quedgeley for more details

Call 01452 543200 To View Today!

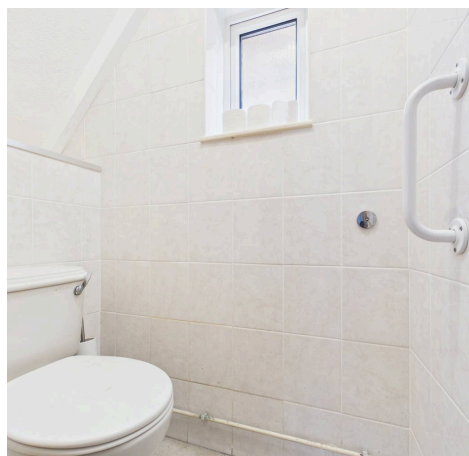
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Reception Rooms
- Downstairs Wc
- Large Private & Enclosed Rear Garden
- In Need Of Modernisation
- In Close Proximity To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Energy Rating TBC
- No Onward Chain



**Hallway**

13' 1" x 6' 2" (3.98m x 1.87m)

**Wc**

4' 4" x 2' 8" (1.32m x 0.82m)

**Living Room**

12' 1" x 11' 5" (3.68m x 3.47m)

**Dining Room**

11' 11" x 10' 2" (3.64m x 3.09m)

**Sunroom**

10' 6" x 7' 1" (3.19m x 2.17m)

**Kitchen**

8' 9" x 7' 11" (2.66m x 2.42m)

**Utility Room**

6' 9" x 6' 0" (2.06m x 1.83m)

**Landing**

6' 6" x 3' 6" (1.99m x 1.06m)

**Bedroom One**

11' 11" x 11' 5" (3.63m x 3.48m)

**Bedroom Two**

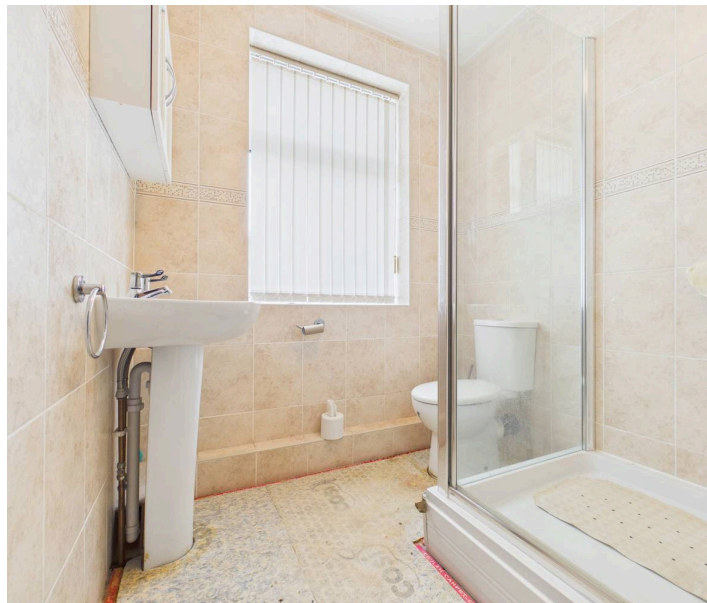
11' 11" x 10' 3" (3.64m x 3.13m)

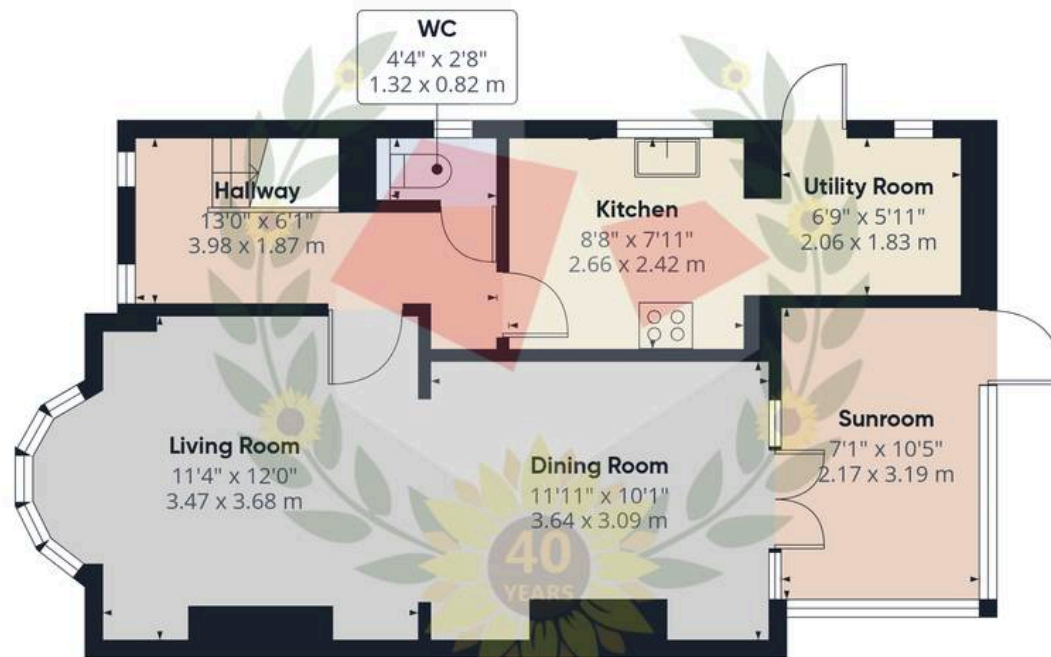
**Bedroom Three**

8' 10" x 8' 0" (2.68m x 2.43m)

**Shower Room**

6' 3" x 5' 6" (1.90m x 1.68m)





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

951 ft<sup>2</sup>

88.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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