



Calton Road, Linden, Gloucester

Freehold

£315,000



**184 Calton Road, Linden, Gloucester,  
Gloucestershire, GL1 5ER**

**£315,000**

Freehold. Council Tax Band B



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

### Features

- \*Extended to Side and Rear \* Three Double Bedrooms
- \*26'2 Lounge Diner and 11'10 Family Room
- \*Cloakroom, Kitchen and Utility Room
- \*UPVC Double Glazing \* Gas Radiator Central Heating
- \*No Onward Chain \* Energy Rating D68
- \*Detached Timber Garden Room \* Front & Rear Gardens & Driveway

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\*EXTENDED FAMILY HOME with Large GARDEN ROOM and NO ONWARD CHAIN\*\*\*

We are pleased to welcome to the market this THREE BEDROOM semi detached home which has been EXTENDED to both the side & rear providing plenty of living space to the ground floor. In brief the property comprises of an entrance hallway, 26'2 Lounge Diner with a FAMILY ROOM measuring an impressive 11'10 x 11'5!

Furthermore we have a kitchen with downstairs cloakroom off & doorway into the utility area. Upstairs are THREE DOUBLE BEDROOMS & a re-fitted family shower room.

Outside space is again very impressive, with a generous & well maintained rear garden with a detached timber outbuilding measuring approximately 22'0 x 11'3, whilst to the front is a driveway providing off road parking.

If you are looking for a forever home with fantastic schools on the door step then we strongly advise coming to see exactly what the property has to offer!

Call 01452 543200 To View

### Entrance Hall

**Lounge Diner** 26' 2" x 11' 9" (7.97m x 3.58m)

**Family Room** 11' 10" x 11' 5" (3.60m x 3.48m)

**Kitchen** 9' 7" x 7' 9" (2.92m x 2.36m)

**Cloakroom** 4' 4" x 2' 7" (1.32m x 0.79m)

**Utility Room** 11' 10" x 4' 7" (3.60m x 1.40m)

### First Floor Landing

**Master Bedroom** 12' 7" x 11' 9" (3.83m x 3.58m)

**Bedroom Two** 11' 10" x 10' 11" (3.60m x 3.32m)

**Bedroom Three** 9' 7" x 7' 10" (2.92m x 2.39m)

**Family Bathroom** 7' 11" x 6' 3" (2.41m x 1.90m)

### Front Garden & Driveway

### Rear Garden

**Timber Detached Garden Room** 21' 5" x 11' 3" (6.52m x 3.43m)











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