



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

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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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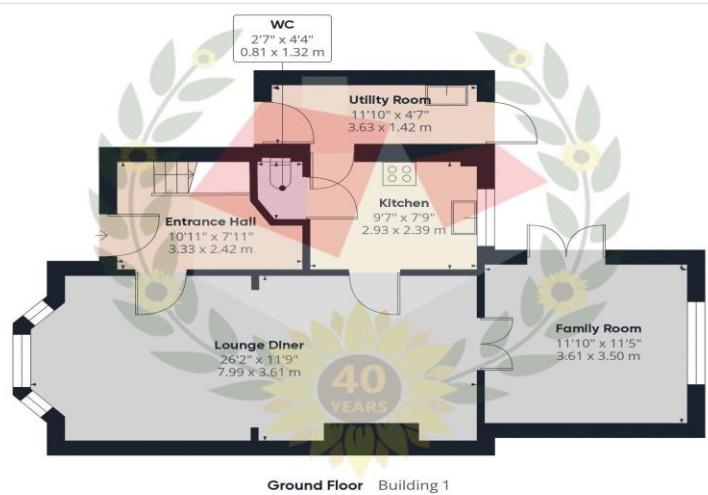
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 **The Property
Ombudsman**







Approximate total area⁽¹⁾

1317.83 ft²
122.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

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