



**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

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### 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.  
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