



80 Calton Road, Gloucester

Gloucester

£190,000

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Three Bedroom semi-detached house full of potential located on the popular Calton Road, Linden area.

The accommodation comprises of Entrance hall, Living Room, Dinning Room, Kitchen and Family Bathroom. Upstairs offers Two double Bedrooms and one single bedroom.

Further benefits include enclosed rear garden, double glazing and gas central heating.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1050pcm, please contact Michael Tuck Lettings in Gloucester for more details.

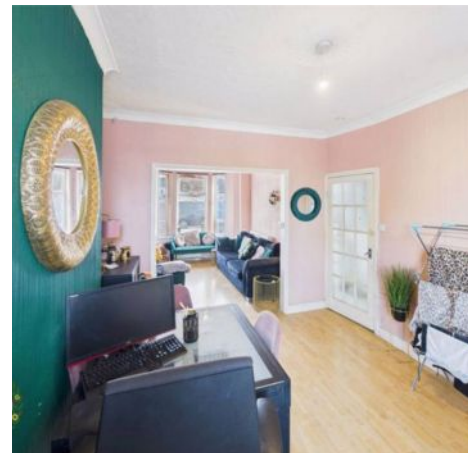
Call us today to arrange your viewing on 01452 543200.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Lounge Open To Dining Room
- Energy Rating E48
- Semi Detached House
- Gas Radiator Central Heating
- Kitchen & Utility Room
- No Onward Chain
- Three DOUBLE Bedrooms
- Upvc Double Glazing



Hallway

Dimensions: 11' 10" x 2' 11" (3.60m x 0.89m).

Living Room

Dimensions: 12' 10" x 10' 1" (3.91m x 3.07m).

Dining Room

Dimensions: 11' 11" x 10' 7" (3.63m x 3.22m).

Kitchen

Dimensions: 9' 11" x 7' 11" (3.02m x 2.41m).

Utility Room

Dimensions: 5' 4" x 4' 9" (1.62m x 1.45m).

Bathroom

Dimensions: 7' 2" x 6' 1" (2.18m x 1.85m).

Landing

Dimensions: 12' 2" x 5' 0" (3.71m x 1.52m).

Bedroom One

Dimensions: 13' 7" x 11' 0" (4.14m x 3.35m).

Bedroom Two

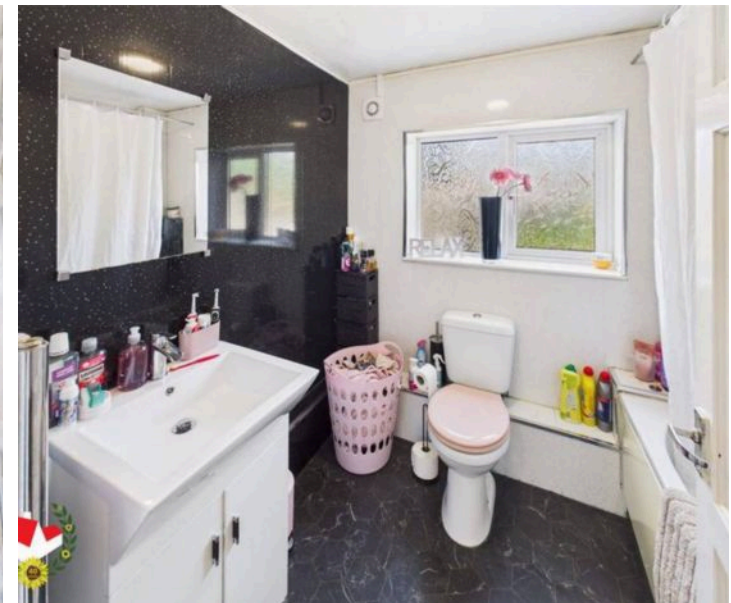
Dimensions: 12' 0" x 8' 1" (3.65m x 2.46m).

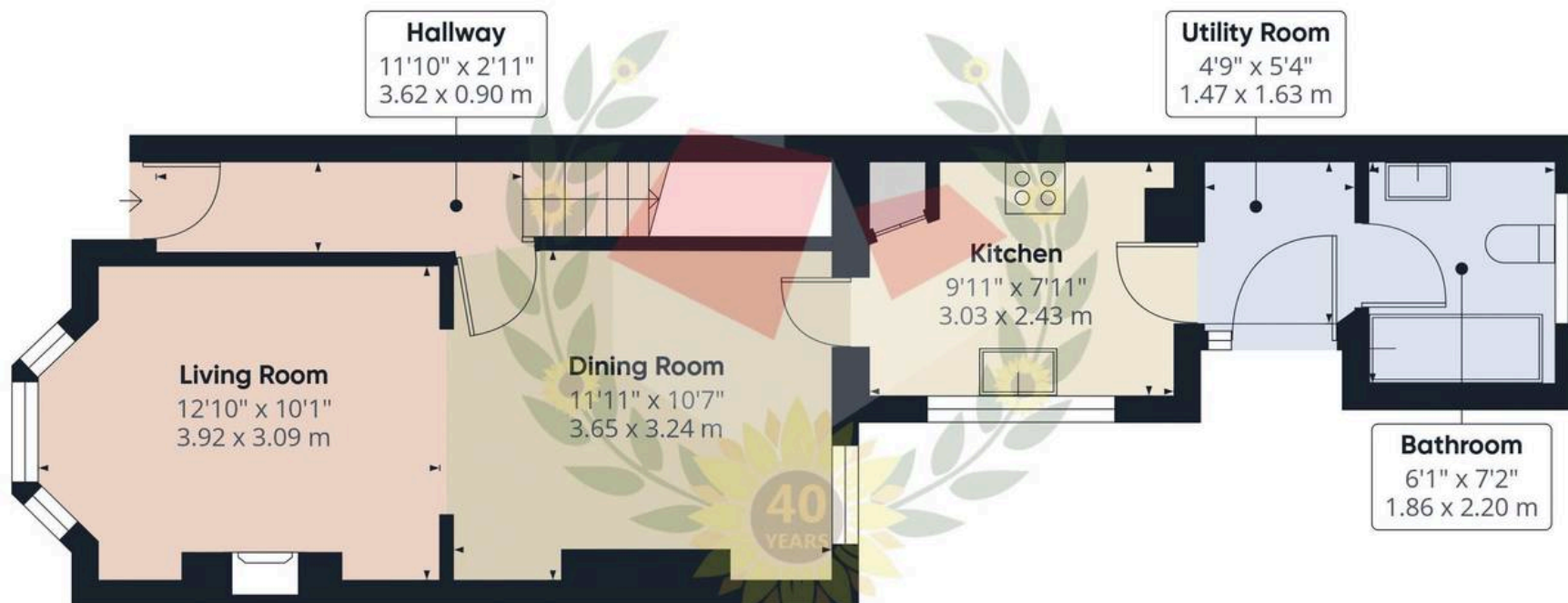
Bedroom Three

Dimensions: 9' 11" x 8' 0" (3.02m x 2.44m).

Additional Information

Gas & Electric – Mains Water & Sewerage – Mains Property
is currently tenanted





Ground Floor

Approximate total area⁽¹⁾

820 ft²

76.2 m²



Floor 1

(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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