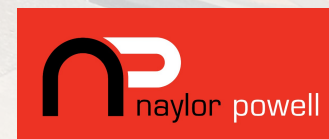




Calton Road, Linden GL1 5ER
£345,000



Calton Road, Linden GL1 5ER

• Four bedroom semi-detached family home • Ample off-road parking • Private and enclosed rear garden • Versatile living accommodation throughout • Situated in the popular residential area of Linden • EPC rating D56 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£345,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall

Stepping inside you are greeted by a generously sized hallway with original Edwardian tiled flooring stretching the length of the home. Understairs storage cupboard.

Living Room

Versatile reception room boasting a feature gas fire with mantle and hearth. Window to front aspect.

Dining Room

Versatile dining space with feature fireplace and French doors opening to the back garden. Windows to side aspect bringing in plenty of natural light.

W.C

Wash hand basin and WC. Frosted window to the rear aspect.

Breakfast Room

Spacious room with window to the side aspect.

Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include double electric oven and four ring gas hob with extractor over. Additional space for fridge freezer and plumbing for washing machine and dishwasher. Window to rear aspect and door to outside seating area.

Master Bedroom

Double bedroom with built-in wardrobes. Two windows to the front aspect.

Second Bedroom

Double bedroom with window to the side aspect.

Third Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

Fourth Bedroom / Study

Currently utilised as a home office, this space lends well to being a play room, additional bedroom or such like. Window to side aspect.

Bathroom

Modern bathroom suite comprising W.C, wash hand basin, bath and shower enclosure with tiled surround.

Outside

To the front of the property there is off-road parking as well as additional parking located to the side on a driveway which is shared between next door. Accessed via the side gate, the back garden has been well looked after by the current owners and is a generous size. The garden provides benefits from being combination on lawned and patio areas accompanied by an array of flowers, bushes and a garden shed.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

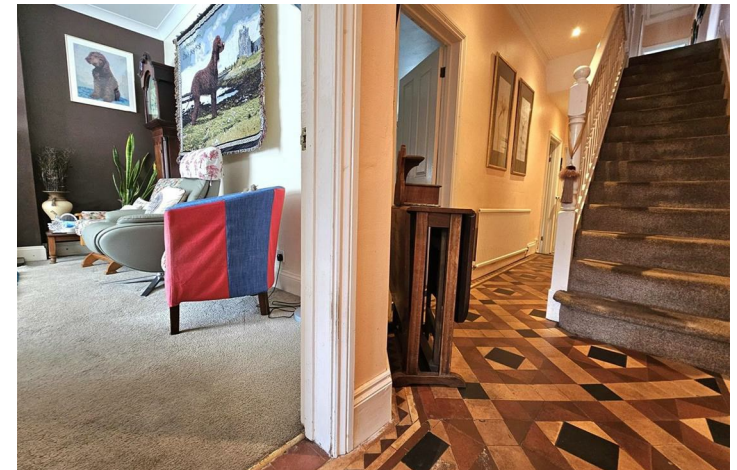
Water supply: Mains.

Sewerage: Mains.

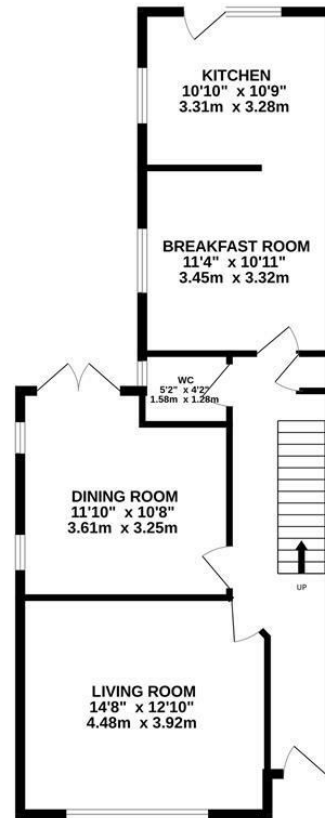
Heating: Gas central heating.

Broadband speed: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, Vodafone, O2.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

