



## 4 Calton Road

, Gloucester, GL1 5DY

**Guide price £250,000**



Murdock and Wasley are proud to present this three bedroom family home on Calton Road, a popular location close to local amenities, this property provides spacious living accommodation throughout, making it a perfect family home or ideal for first time buyers.

The property comprises of, Lounge Diner, Kitchen, Utility, Sunroom and bathroom on the ground floor, upstairs you will find three bedrooms with en suite to bedroom 2. This property also features other benefits such as Loft room and good sized rear garden.





### Porch

Accessed via a double glazed UPVC door, door leading to entrance hall.

### Entrance Hall

Door leading through to lounge diner, stairs leading to first floor, tiled flooring.

### Lounge Diner

Powerpoints, radiators, double glazed UPVC window with front aspect, door leading to kitchen, UPVC double glazed doors leading into sunroom.

### Kitchen

Power points, radiator, Range of base, drawer and wall mounted units, single sink unit with mixer over . Appliance points, space for cooker, with extractor hood over, space for fridge and freezer. Partly tiled walls, side aspect upvc double glazed window, door leading to sunroom, door leading through to Utility room

### Utility

Powerpoints, Radiator, space for washing machine, low level storage units, door leading through to bathroom.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity unit wash hand basin with mixer tap over and storage below. Partly tiled, heated towel rail, two frosted double glazed windows to with rear aspect.

### Sunroom

Radiator, UPVC double glazed windows, UPVC double glazed door leading to rear garden, UPVC doors leading into lounge.

### Bedroom 1

Powerpoints, fitted wardrobes and storage, radiator, UPVC Double glazed window with front aspect.

### Bedroom 2

Powerpoints, radiator, UPVC Double glazed window with side aspect, door leading to en suite.

### En Suite

Radiator, partly tiled walls, low level WC, pedestal hand wash basin with storage below, shower cubicle with wall mounted shower, frosted UPVC double glazed window with rear aspect.

### Bedroom 3

Powerpoints, radiator, UPVC Double glazed window with rear aspect, built in storage cupboard and wardrobes.

### Loft Room

Storage to the eaves, one celing window, window with side aspect.

### Outside

Accessed via a gate to the front, small courtyard with side access.

To the rear of the property is a good size enclosed garden with patio area, ideal for outdoor seating and entertaining, the rest of the garden is mainly laid with turf and has mature shrubs and bushes bordering. At the back of the garden is another small patio area.

### Tenure

Freehold

### Services

Mains gas, water, drainage and electricity

### Local Authority

Gloucester County Council  
Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and maybe subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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