



## 31 St. Lawrence Road

Barnwood Gloucester, GL4 3QS

**Offers in excess of £280,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this beautifully appointed three bedroom semi detached home located in Barnwood. The accommodation offers an array of living space & benefits from being extended to provide further space.

On the ground floor we have: Entrance hallway, cloakroom, lounge, kitchen, dining room, family room & utility. Upstairs we have three bedrooms & bathroom. Outside to the rear we have an enclosed garden with GARAGE & PARKING also included.

If you are after space then look no further



**Entrance Hall**

Approached via Upvc double glazed front door, radiator, tiled flooring, stairs to first floor, two radiators, recessed down lights, storage cupboard. under stairs storage space, doors leading to kitchen, lounge & rear lobby.

**Lounge**

Upvc double glazed windows to front, radiator, power points, laminate flooring, television point, log burner.

**Rear Lobby**

Upvc double glazed door to rear, doors to cloakroom, utility & garage.

**Cloakroom**

Low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, extractor fan.

**Utility Room**

Upvc double glazed window to rear, base level units with roll edge work tops, sink/drain, tiled flooring, radiator.

**Kitchen**

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, radiator, tiled flooring, recessed down lights, partly tiled walls, opening too:

**Dining Area**

Upvc double glazed windows to rear, radiator, power points, opening too:

**Family Room**

Radiator, power points, laminate flooring, recessed down lights.

**First Floor Landing**

Upvc double glazed window to side, access to loft via hatch which also hold the boiler, airing cupboard, doors to all bedrooms & bathroom.

**Bedroom 1**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 2**

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

**Bedroom 3**

Upvc double glazed windows to front, radiator, power points.

**Bathroom**

Upvc double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail. extractor fan, recessed down lights, tiled walls.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn with a raised decking area, cold water tap.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band A

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be 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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