



R B WALTERS
ESTATE AGENTS



*St. Lawrence Road, Gloucester,
Gloucestershire, GL4 3QR.*

Offers in Excess of £300,000

A fully refurbished and immaculately presented home being sold chain free with a good size rear garden and close to Barnwood Park School.

This semi-detached home has been the subject of a complete overhaul in the last 6 months by the current sellers to include full rewire, new plumbing, new kitchen and bathroom, redecorated throughout, new floor coverings, new boiler and heating system as well as a new patio and levelled and seeded rear garden.

Now featuring a crisp white finish this property is ready to be made your home and has a good size lounge, open plan kitchen/dining and family room and a ground floor WC. The first floor has three good size bedrooms and a family bathroom. Outside the front garden could be turned into off road parking for 2/3 cars subject to required permissions and consents whilst the rear garden is of very good size and has a newly laid patio and the garden has been levelled and seeded.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

WC

Lounge

12' 2" x 10' 3" (3.71m x 3.12m)

Kitchen/Diner

18' 8" x 10' 1" (5.69m x 3.07m)

Family Room

13' 5" x 6' 5" (4.09m x 1.95m)

First Floor Landing

Bedroom

12' 1" x 10' 1" (3.68m x 3.07m)

Bedroom

10' 2" x 10' 2" (3.10m x 3.10m)





Bedroom

9' 0" x 8' 1" (2.74m x 2.46m)

Bathroom

8' 0" x 5' 10" (2.44m x 1.78m)

Outside

Front Garden

Rear Garden





Ground Floor



Floor 1

Approximate total area⁽¹⁾

866 ft²

80.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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