



MICHAEL TUCK
ESTATE & LETTING AGENTS



63 St. Lawrence Road, Barnwood – GL4 3QS

Gloucestershire

Guide Price **£235,000**

63 St. Lawrence Road

Barnwood, Gloucestershire

Offered to the market with NO ONWARD CHAIN, this THREE BEDROOM SEMI DETACHED HOUSE occupies a GENEROUS CORNER PLOT in a popular residential area and presents an excellent opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers fantastic scope to improve, extend or potentially develop further, subject to the necessary consents.

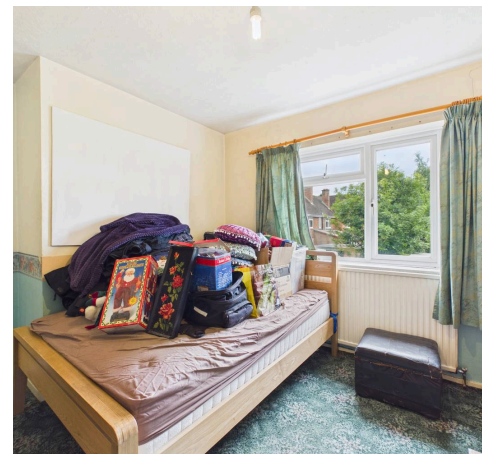
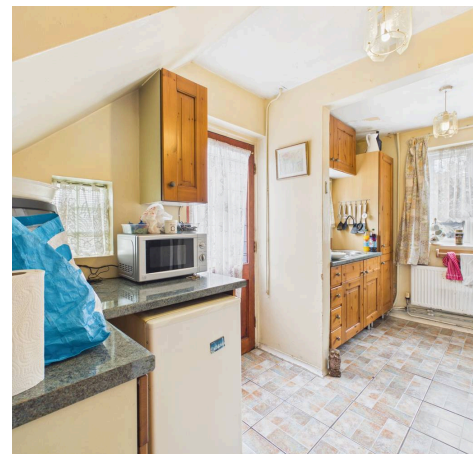
The accommodation comprises an entrance hallway, kitchen and spacious lounge/diner to the ground floor. Upstairs, there are three bedrooms, including TWO DOUBLES and a single bedroom, together with a family bathroom.

A particular feature of the property is the SUBSTANCIAL CORNER PLOT, providing extensive outdoor space and exciting potential for extension or redevelopment, subject to planning permission. The property also benefits from off-road parking.

Conveniently positioned close to local amenities, schools and regular bus services, this home is ideally suited to first-time buyers, investors and families seeking a property they can make their own.

Council Tax band: A

Tenure: Freehold



Hallway

Lounge/Diner

22' 11" x 12' 3" (6.99m x 3.73m)

Kitchen

13' 9" x 6' 2" (4.19m x 1.88m)

Landing

Bedroom 1

12' 2" x 9' 0" (3.71m x 2.74m)

Bedroom 2

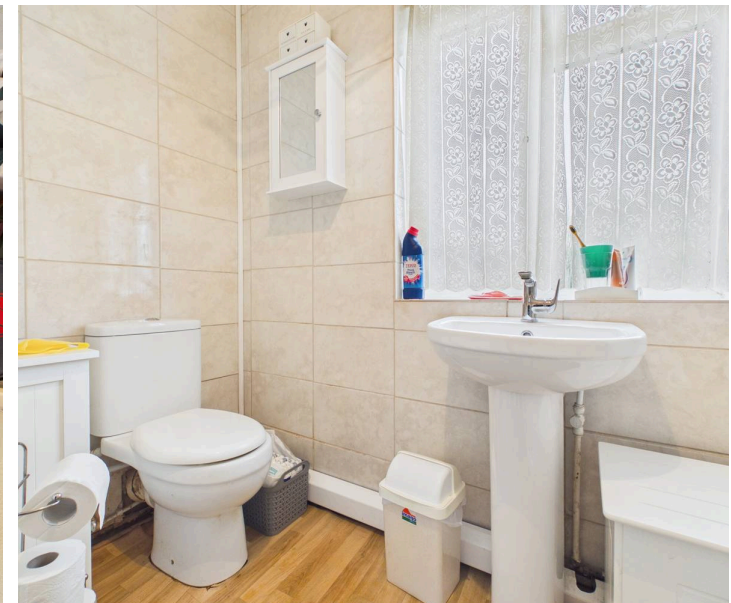
10' 3" x 9' 0" (3.12m x 2.74m)

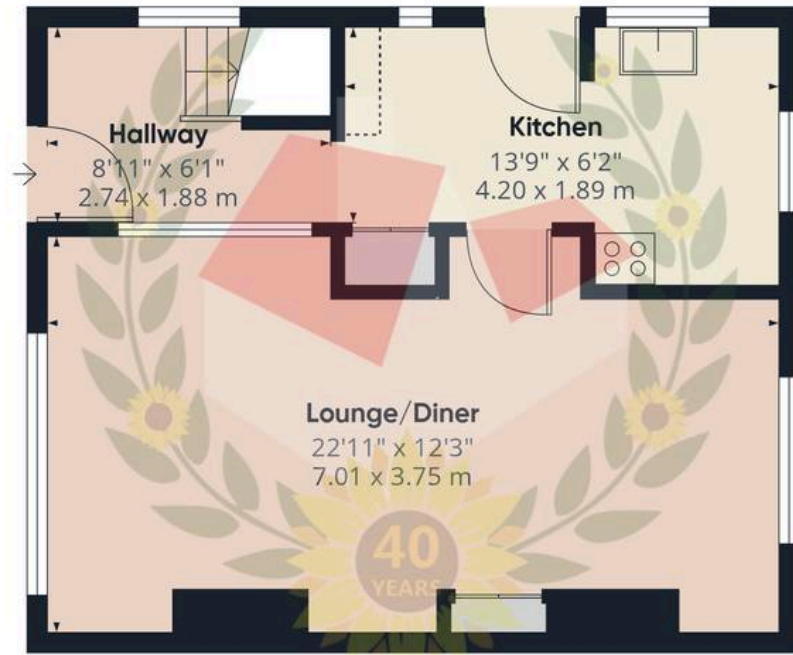
Bedroom 3

8' 11" x 8' 3" (2.72m x 2.52m)

Bathroom

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

797 ft²

74.1 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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