



116 Oxstalls Drive

Longlevens, Gloucester, GL2 9DE

Offers in excess of £310,000



Murdock & Wasley Estate Agents are delighted to present a unique opportunity that has arisen for the first time in over four decades. This beloved three-bedroom semi-detached bungalow, set in a highly sought-after location, is now making its debut on the open market. Cherished and maintained, this home invites a new chapter with its versatile internal living spaces, tailored to meet diverse client needs. Nestled in an enviable location, this property not only offers the charm and tranquility of bungalow living but also the convenience of being close to essential amenities, transport links, and leisure facilities. Whether you're downsizing, seeking a family home with growth potential, or looking for a property to put your stamp on, this bungalow represents a rare and enticing proposition.

This residence has been a source of joy and pride for over 40 years, and now awaits its next owners to continue its legacy.

Further benefits also include double glazing, gas central heating & is even Offered for sale with NO CHAIN



Entrance Hallway

Approached via Upvc double glazed front door, storage cupboard, doors to all rooms. Access to loft via hatch.

Lounge 10'9" x 10'7" (3.29 x 3.24)

Double glazed bay window to front, television point, radiator, power points.

Kitchen 13'0" x 7'5" (3.98 x 2.27)

Upvc double glazed window to side & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, power points, wall mounted combination boiler, partly tiled walls.

Bedroom 1 10'7" x 9'11" (3.25 x 3.04)

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

Bedroom 2 10'4" x 9'11" (3.16 x 3.03)

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

Bedroom 3 10'9" x 7'10" (3.28 x 2.39)

Double glazed sliding doors to rear, radiator, power points.

Shower Room 7'3" x 6'0" (2.23 x 1.84)

Upvc frosted double glazed window to side, shower

cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls.

Lean Too

Door to side, single glazed windows throughout.

Rear Garden

An excellent size garden which is partly paved, mainly laid to lawn, variety of trees. Cold water tap, gated side access.

Garage

Windows to side & door to side, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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