



111 Oxstalls Lane

Longlevens, Gloucester, GL2 9HS

£539,950



Murdock & Wasley Estate agents are delighted to present this unique detached family home, offering versatile living space across both floors. Located on an exceptional plot in the highly sought-after area of Longlevens, this property is perfect for growing families looking for their forever home. In terms of living accommodation we have: Entrance hallway, cloakroom, lounge/diner, two bedrooms, modern fitted kitchen, ground floor bathroom, conservatory & utility. Upstairs are two double bedrooms & shower room.

Outside to the rear we have a fantastic size landscaped garden with shed, fruit trees & gated side access leading to the garage & driveway at the front.

With spacious accommodation, a large garden, and potential for further enhancement, this is a rare opportunity.



Entrance Porch 4'8" x 2'2" (1.44 x 0.68)

Approached via Upvc double glazed doors, door through too:

Entrance Hallway 15'9" x 5'6" (4.82 x 1.70)

Telephone point, radiator, power points, alarm system, central heating thermostat, stairs leading to first floor, doors to both bedrooms, lounge, bathroom & kitchen.

Lounge 13'4" x 11'10" (4.07 x 3.61)

Two Upvc double glazed windows to side, television point, radiator, power points, archway through to:

Dining Area 12'5" x 7'4" (3.79 x 2.26)

Upvc double glazed sliding doors to rear, Upvc double glazed window to side, radiator, power points.

Kitchen 18'6" x 15'4" (5.66 x 4.69)

Upvc double glazed windows to both side & rear, Upvc double glazed doors leading to conservatory. Upvc double glazed door to side, eye & base level units with roll edge work tops, Peninsula island with Neff induction hob. Neff eye level double oven. Ceramic sink with drainer & mixer tap. Built in Bosch dishwasher, Space for fridge freezer. Radiator. Inset ceiling spotlights. Tiled floor, power points.

Utility Room 8'2" x 2'6" (2.51 x 0.77)

Upvc double glazed doors to both front & side, plumbing & space for washing machine. tiled walls, tiled flooring. Door to:

Cloakroom 4'3" x 2'10" (1.30 x 0.88)

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, radiator.

Conservatory 15'9" x 7'7" (4.81 x 2.33)

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, radiator, power points.

Bedroom 1 14'11" x 11'10" (4.57 x 3.62)

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

Bedroom 2 15'0" x 10'4" (4.59 x 3.15)

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

First Floor Landing 10'3" x 8'10" (3.13 x 2.71)

Upvc double glazed window to side, Upvc double glazed window to front, access to loft via hatch, cupboard housing combination boiler, storage cupboard, doors to shower room & two further bedrooms.

Bedroom 3 12'3" x 8'11" (3.74 x 2.73)

Upvc double glazed window to side, radiator, power points, built in wardrobes.

Bedroom 4 11'0" x 9'5" (3.36 x 2.88)

Velux window to front, radiator, power points, fitted wardrobes.

Shower Room 10'3" x 3'6" (3.13 x 1.07)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, shaver point, tiled walls, heated towel rail, eaves storage.

Rear Garden

Beautifully maintained & landscaped gardens predominantly laid to lawn with mature shrub bed borders. Patio area with raised flower bed. Mature apple trees. Two sheds. Summerhouse. Fully enclosed with fencing. outside tap. Front gardens: Driveway with parking for multiple cars. Small area of lawn. Shrub boarder.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

These 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	78
		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	

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLoucester 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

