



41 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

£299,950



We are excited to present this well-maintained, chain-free two-bedroom bungalow located in the sought-after Longlevens area. The property features an enclosed garden, perfect for relaxing or entertaining, along with the added convenience of a garage. Ideal for those looking to downsize or for anyone seeking a peaceful and comfortable home, this bungalow offers great potential in a prime location. The accommodation comprises of: Entrance hallway, kitchen, lounge/diner, two bedrooms, bathroom & conservatory. Outside we have an enclosed garden with garage & drive.



Entrance Hallway

Approached via double glazed front door, radiator, power points, laminate flooring, storage cupboard, access to loft via hatch, doors to all rooms.

Lounge 12'10" x 10'2" (3.92 x 3.11)

Upvc double glazed windows to front, radiator, power points, television point, new carpet.

Kitchen 8'9" x 8'7" (2.69 x 2.63)

Upvc double glazed windows to side, glazed door & windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, laminate flooring, partly tiled walls, door to:

Conservatory 13'5" x 6'6" (4.09 x 1.99)

Glazed windows throughout, french doors to rear garden, laminate flooring, power points.

Bedroom 1 12'0" x 9'9" (3.66 x 2.98)

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

Bedroom 2 8'10" x 8'7" (2.70 x 2.62)

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

Bathroom 6'2" x 5'9" (1.89 x 1.77)

Glazed frosted window to rear, panelled bath with

shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls, laminate flooring.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access

Garage

Up & over door, power & lighting.

Tenure

Freehold.

Services

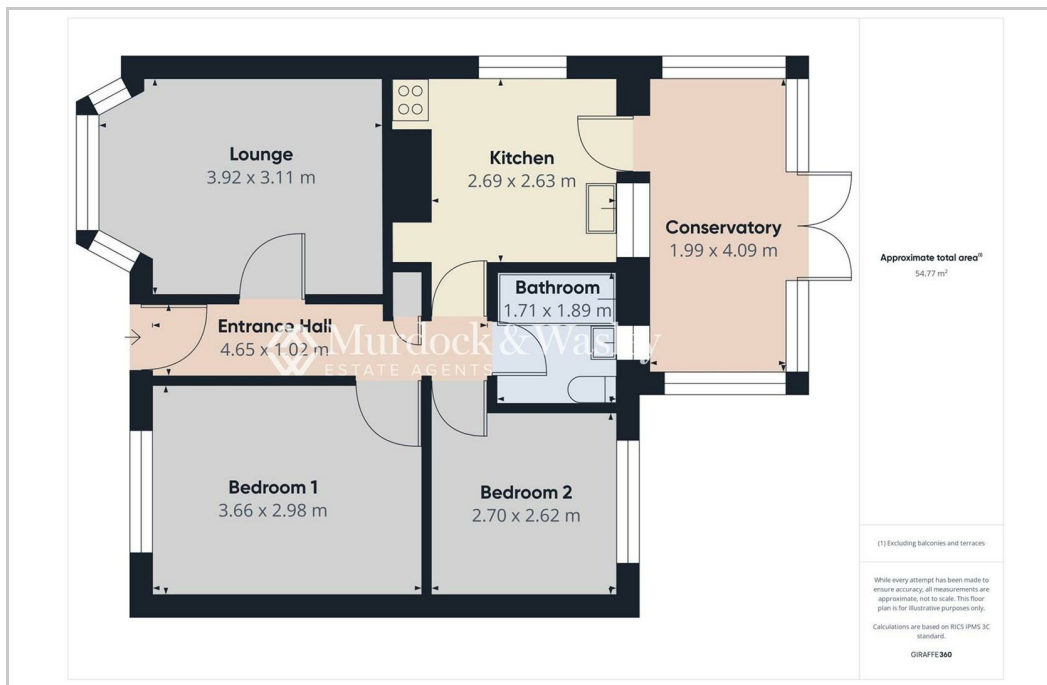
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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