



26 Oxstalls Drive

Longlevens, Gloucester, GL2 9DB

Offers in excess of £360,000



We are delighted to bring to the market this spacious, versatile, and beautifully presented semi-detached home, located in the highly sought-after area of Longlevens.

Boasting a double-storey extension, this property offers generous living space, making it perfect for growing families. Additional highlights include a garage, a large rear garden, and a welcoming community atmosphere.

Internal living space comprises of: Entrance hallway, modern fitted kitchen, utility, lounge, dining area, ground floor bathroom & conservatory. Upstairs we have three double bedrooms & en-suite shower room.

Outside we have a LARGE & private rear garden with GARAGE & DRIVEWAY directly to the side.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed windows to front, tiled flooring, stairs leading to first floor, doors to kitchen, open plan lounge/diner & ground floor bathroom.

Ground Floor Bathroom

Upvc double glazed frosted window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, shaver point,

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, electric oven with separate gas hob & hood, built in fridge/freezer & dishwasher, cupboard housing combination boiler, tiled flooring, radiator, power points, archway to:

Utility

Upvc double glazed window to side, eye & base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, radiator, power points, doors to lounge/diner & garage.

Lounge/Diner

Upvc double glazed windows & sliding doors to rear, radiators, power points, television point.

Conservatory

Upvc double glazed sliding doors to side, Upvc double glazed windows to rear & side, glass roof, laminate flooring.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door to:

En-Suite

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

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to side, radiator, power points. laminate flooring, eaves storage.

Rear Garden

A fantastic size private garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		83
(81-91) B		
(69-80) C	70	
(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	

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