



45 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

£299,950



Situated in the sought-after Longlevens area, this well-maintained two-bedroom bungalow offers a comfortable and practical living space, ideal for those looking to downsize or enjoy a quieter lifestyle.

The accommodation includes a welcoming entrance hallway, a spacious lounge, a well-equipped kitchen, three bedrooms, a bathroom. Outside, the property benefits from a private enclosed garden, perfect for relaxing or entertaining, along with a garage and driveway providing off-road parking.



Entrance Hall

Power points, radiator, access to loft space via hatch, airing cupboard housing recently fitted Worcester gas combination boiler.

Kitchen

A range of wall base, drawer mounted units, worksurfaces, one and a half bowl sink and drainer with mixer tap, oven/ grill with four induction hob and extractor fan above. Appliance points, power points, radiator. Space for "American" style fridge/freezer, dishwasher and washing machine. Storage Cupboard. Side aspect upvc double glazed window and door to

Lounge

Tv point, power points, radiator, Front aspect upvc double glazed bay window.

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash hand basin, low level w.c, radiator, part tiled walls, Side aspect upvc double glazed window.

Outside

To the front, there is a tarmacadam driveway providing off-road parking for two to three vehicles.

To the rear, the property boasts a private, low-maintenance garden, primarily laid with artificial grass. A separate patio seating area offers additional outdoor space for relaxation and entertaining, all enclosed by mature trees including Japanese Acers, plants and shrubs for added privacy.

Tenure

Freehold

Local Authority

Gloucester County Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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		84
(69-80) C		
(55-68) D	60	
(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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