



## 82 Oxstalls Drive

Longlevens, Gloucester, GL2 9DE

**£362,500**



Murdock & Wasley Estate Agents are pleased to present this beautifully extended three bedroom semi-detached bungalow, set in a highly desirable location just a short distance from everyday amenities and well-regarded schools.

This well-maintained home offers spacious and versatile accommodation throughout featuring a well-appointed kitchen, a separate lounge and conservatory, ideal for relaxing or enjoying views of the garden. There are three generously sized bedrooms, providing flexibility and additional living space.

A real highlight of the property is the superb rear garden, extending approximately 250ft and lovingly maintained to create a peaceful and private outdoor retreat. Further benefits include a driveway offering convenient off-road parking.



### Entrance Hall

Accessed via upvc double glazed door, radiator, wooden door to airing cupboard with Worcester Boiler, coving, access to loft space. Doors lead off:

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level oven/grill, four ring gas hob with extractor hood over, integral fridge. Partly tiled walls, radiator, coving, side aspect upvc double glazed window and door.

### Dining Room/Bedroom Three

Power points, feature fire place, radiator, space for dining table and chairs, dado rail, coving, front aspect upvc double glazed bay window.

### Lounge

Tv point, power points, feature fireplace, radiator, dado rail, coving, side aspect upvc double glazed window and rear aspect upvc double glazed sliding door to:

### Conservatory

Of brick base and upvc construction, power points, skylight, side and rear aspect upvc double glazed windows and rear aspect upvc double glazed French doors leading to the garden.

### Bedroom One

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

### Bedroom Two

Power points, radiator, dado rail, laminate flooring, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin with separate taps over and storage below. Fully tiled walls, heated towel rail, inset ceiling spotlights, tiled flooring, side aspect upvc frosted double glazed window.

### Garage Conversion

Range of base and wall mounted units, laminate worksurfaces, power points, space for appliances, vinyl flooring, front aspect upvc double glazed window, side aspect upvc frosted double glazed window and side aspect upvc frosted double glazed door.

### Outside

To the front of the property, you'll find a beautifully maintained flat lawn, neatly enclosed by a low brick wall with decorative wrought iron fencing and mature hedging. There is a well-kept gravel garden and a spacious patio area offers an ideal spot for seating or potted plants, leads to the front entrance.

At the side of the property there is a tarmac driveway provides off road parking with convenient access to the rear garden via an iron gate.

To the rear of the property lies a stunning south-westerly facing garden, stretching approximately 250 feet and fully enclosed by wooden fencing, mature hedging, and established trees for added privacy. A paved pathway leads through the garden, where you'll find patio areas that are perfect for outdoor furniture and relaxing. Decorative trellises and fencing thoughtfully divide the space into three distinct sections.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council.

Council Tax 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                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW