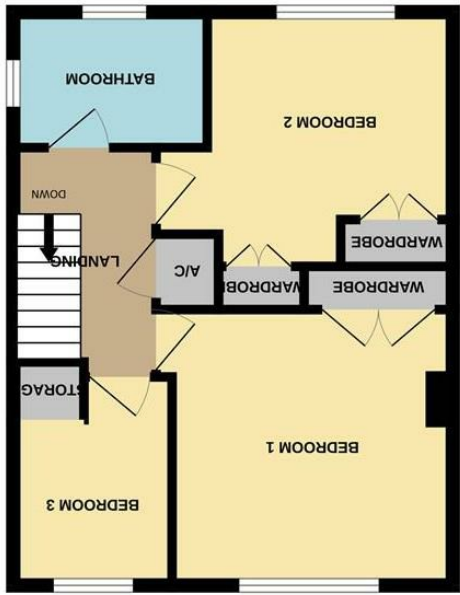
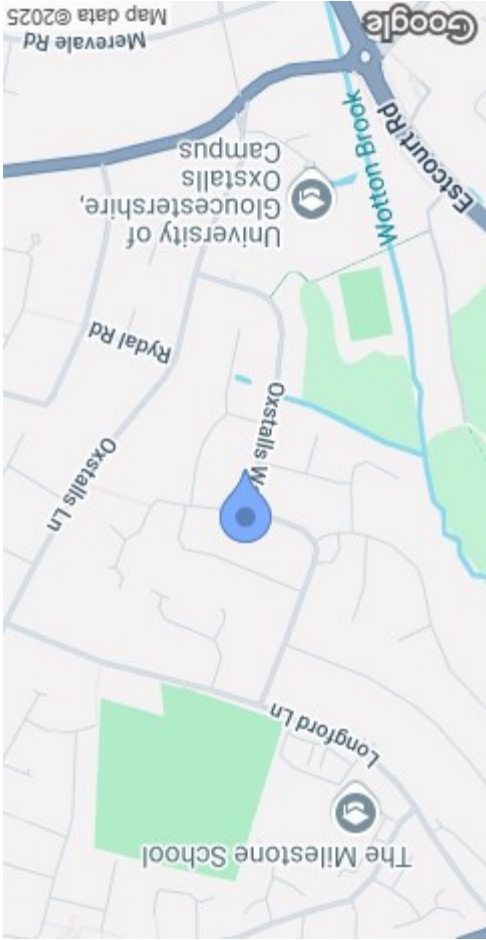
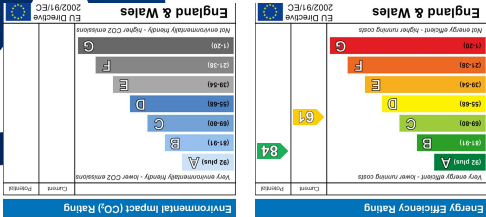


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



1ST FLOOR



GROUND FLOOR



75 Oxstalls Way
Longlevens, Gloucester GL2 9JY

£325,000

Chain free bay fronted three bedroom semi detached house with a 60ft rear garden that would benefit from some modernisation to reach its full potential.

Accommodation comprises hallway, lounge with a bay window, 18ft fitted kitchen/diner, lean to utility, cloakroom, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes, bedroom three and the bathroom.

Outside of the property you have a block paved driveway leading to the attached garage and a pleasant enclosed 60ft rear garden with a patio, lawn and a workshop.

Longlevens, originally Longleavens, is a suburb of Gloucester, developed from a farmstead during the twentieth century. One of the oldest roads is 'The Avenue', which is shown on old maps as a number of farm cottages. It is possible that Longlevens was named after a row of eleven houses with long gardens (Long-Elevens). Longlevens is primarily residential, and is home to Sir Thomas Rich's School, Holy Trinity Church, a Baptist Church, Longlevens Junior School, Longlevens Infants School and various shops and restaurants. The University of Gloucestershire's Oxstalls campus is also located in Longlevens. The area has good links to both the M5 and A40 and easy access to two train stations, Gloucester and Cheltenham Spa. Gloucestershire Airport, (known locally as Staverton) is also nearby. Its proximity to both Gloucester and Cheltenham, together with the excellent array of local amenities on offer, continue to make Longlevens a popular place to live.



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, telephone point, stairs leading off, built in cloaks cupboard, upvc double glazed window to side elevation.

LOUNGE

14'3 x 11'8 (4.34m x 3.56m)

Fireplace housing a gas fired coal effect gas fire with a wooden and marblesque surround, marblesque hearth, double radiator, upvc double glazed bay window to front elevation, double sliding doors lead into:

KITCHEN/DINER

18'1 x 11'9 max (5.51m x 3.58m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, plumbing for a dishwasher, single radiator, coal effect gas fire with a backboiler supplying the central heating, marblesque surround and hearth, upvc double glazed windows and matching door to rear elevation.

LEAN TO UTILITY ROOM

18'8 x 5'6 (5.69m x 1.68m)

Two windows to rear elevation, polycarbonate roof, plumbing for automatic washing machine, through to:

CLOAKROOM

Low level w.c., wash hand basin with a tiled splashback, shaver point and light.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to a partially boarded loft space with lighting via a pull down ladder which is suitable for conversion (subject to the relevant regulations), airing cupboard with hot water cylinder and slatted shelving, upvc double glazed window to side elevation.

BEDROOM 1

11'9 x 11'5 max (3.58m x 3.48m max)

Double built in wardrobes, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 2

11'5 x 10'2 max (3.48m x 3.10m max)

Built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

8'8 x 6'5 max (2.64m x 1.96m max)

Storage recess, single radiator, upvc double glazed window to front elevation.

BATHROOM

7'9 x 5'5 (2.36m x 1.65m)

Corner bath with a shower unit over, low level w.c., bidet, wash hand basin with a mixer tap, fully tiled walls, tiled floor, double radiator, downlighters, upvc double glazed windows to side and rear elevations.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking which in turn leads to an:

ATTACHED GARAGE

23'6 x 7'5 max (7.16m x 2.26m max)

Up and over door to front elevation, power, lighting, personal access to rear elevation.

The rear garden measures approximately 60ft in length and is mainly laid to lawn with a block paved patio, flower borders, plants, shrubs, bushes and a:

WORKSHOP

16'2 x 9' (4.93m x 2.74m)

Windows to front elevation, power, lighting and an attached garden store with door and window to front elevation and lighting. Also a greenhouse.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we

have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Cheltenham Road turn left where signposted at the traffic lights into Oxstalls Lane, turning first left into Oxstalls Way where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).