



81 Oxstalls Way, Longlevens, Gloucester, GL2 9JY

£375,000

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Farr & Farr Sales Lettings 

**81 Oxstalls Way, Longlevens,
Gloucester, GL2 9JY**

£375,000

**A SUBSTANTIAL EXTENDED DETACHED
FAMILY HOME THAT IS AN UNFINISHED
PROJECT**

Oxstalls Way is a very popular residential road just off Oxstalls Lane approximately 1 mile to the East of Gloucester city centre. Excellent schools are close by, the university is on the doorstep and access to Cheltenham and the M5 is only short drive. Number 81 has been the subject of significant extension to the side and rear, but needs needs finishing. There are four bedrooms with provision for an ensuite and a family bathroom. To the ground floor, two/three reception rooms and a large kitchen which overlooks the garden. To the exterior, there are front and good size gardens to the rear with a large brick built garage/workshop.

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Entrance Hall

UPVC double glazed front door. Tiled floor. Radiator.

Cloakroom/Shower Room

Low-level WC. Shower with Mira controls. Wash hand basin. Fully tiled walls. Radiator. Tiled floor.

Sitting Room 13' 3" x 13' 3" (4.04m x 4.04m)

High-quality flooring. Timber fireplace with electric fire. Bay windows to the front. TV point. Double radiator. Under stairs cupboard with shelving.

Lounge / Dining room 23' 8" x 10' 4" (7.21m x 3.15m)

Fireplace with bricks surround and wood burning stove. Double radiator. Part vaulted ceiling with Velux window. High-quality flooring. UPVC double French doors to terrace and garden.

Kitchen 23' 0" x 15' 8" (7.01m x 4.77m)

L shaped breakfast area. Tiled floor. Radiator. Inset ceiling spotlights. UPVC double glazed door to garden. Opening to kitchen area of a very good size. Inset single drainer stainless steel sink unit. Worktops with cupboards and drawers below. Wall and base units. Tiled floor. Built-in oven with four ring electric hob. Plumbing for washing machine. Space for fridge. Radiator. Inset ceiling spotlights. Worcester gas fire central heating boiler. Windows to front and rear.

First Floor Landing

Landing, access to loft. Inset ceiling spotlights.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.22m)

Radiator.

En-suite

Shower. Low level WC. Hand washbasin (uncompleted)

Bedroom Two 11' 0" x 8' 7" (3.35m x 2.61m)

Radiator. Part vaulted ceiling.

Bedroom Three 8' 0" x 8' 8" (2.44m x 2.64m)

Radiator. Wardrobe cupboard.

Bedroom Four 7' 2" x 6' 0" (2.18m x 1.83m)

Ceiling spotlights.

Bathroom

(Bathroom uncompleted)

Front gardens

Block paving driveway. Double side gates opening to rear gardens. South Easterly backing. Very private with large area of paved terrace with brick wall. Steps to lawns with path to greenhouse. Timber garden workshop / wood store.

Garage 26' 6" x 9' 6" (8.07m x 2.89m)

Large up and over door. Power and light. Eaves storage window and UPVC double glazed door to the side.

AGENTS NOTE

COUNCIL TAX: D

EPC: C-73



GROUND FLOOR



1ST FLOOR



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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