



38 Oxstalls Way, Longlevens, Gloucester, Gloucestershire, GL2 9JQ

£210,000

🛏️ | 3

🛋️ | 1

🛁 | 1

  
**Farr & Farr** Sales Lettings 

38 Oxstalls Way, Longlevens,  
Gloucester, Gloucestershire,  
GL2 9JQ

£210,000

A BEAUTIFULLY PRESENTED, SPACIOUS  
THREE BEDROOM APARTMENT LOCATED IN  
THE POPULAR LONGLEVENS AREA

Renovated to high standards the property  
comprises of private entrance hall with stairs  
up to the living/dining area, French doors to the  
balcony, a well fitted kitchen and bathroom,  
and to the second floor you will find three  
generous sized double bedrooms.

Viewings are highly recommended to  
appreciate the size & beauty of this property.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### Entrance Hall

Accessed via upvc double glazed front door. Stairs to  
first floor.

#### Living/Dining Room 17' 6" x 14' 5" (5.33m x 4.39m)

Spacious living and dining space with wood effect  
laminated flooring. Contemporary pebble fireplace. TV  
point. Double glazed window. uPVC double glazed  
French doors to balcony.

#### Kitchen 10' 7" x 9' 8" (3.22m x 2.94m)

Comprehensively fitted with inset stainless steel sink  
with mixer taps. A range of wall & base units with  
worktops. Built in electric oven & gas hob with extractor  
fan. Plumbing for washing machine. Space for tumble  
dryer & fridge freezer. Double glazed window. Under  
stairs storage cupboard.

#### Bathroom

White suite of panelled bath with mixer shower.  
Pedestal wash hand basin. Wall panelling. Low level  
WC. Stainless steel heated towel rail. Tiled floor. Double  
glazed window.

#### Second Floor Landing

Access to loft.

#### Bedroom 1 16' 11" x 9' 7" (5.15m x 2.92m)

Fitted wardrobe cupboards with mirrored sliding doors.  
Radiator. TV point.

#### Bedroom 2 14' 4" x 8' 9" (4.37m x 2.66m)

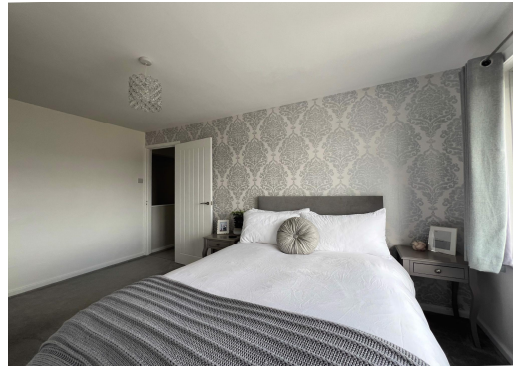
Double glazed window. Radiator

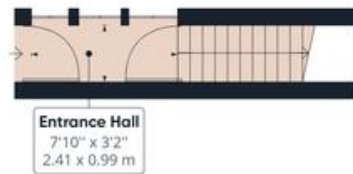
#### Bedroom 3 10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window. Radiator.

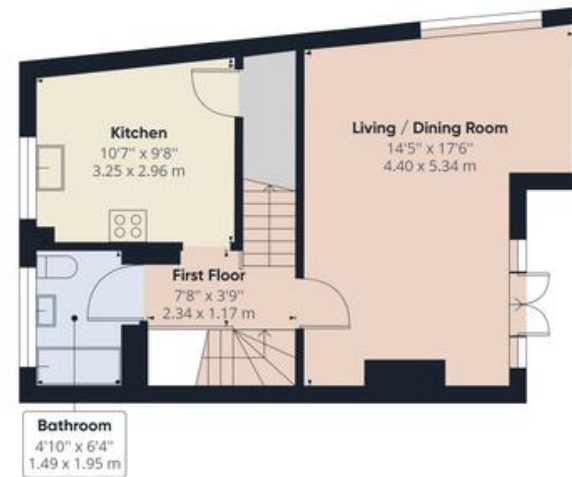
COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>  
929.39 ft<sup>2</sup>  
86.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

**City Centre**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

**Hucclecote**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

**Longlevens**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

**Lettings**

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk