



24 Oxstalls Drive, Longlevens, Gloucester, GL2 9DB

£350,000

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Farr & Farr Sales Lettings 

**24 Oxstalls Drive, Longlevens,
Gloucester, GL2 9DB**

£350,000

**A BEAUTIFULLY MAINTAINED, EXTENDED AND
UPGRADED CHALET STYLE SEMI DETACHED
FAMILY HOUSE**

Oxstalls Drive is a very popular residential road situated in this sought after area of a 1950's development approximately 1/4 mile to the East of Gloucester city Centre. Good local shopping is close by, excellent school's are within easy reach and access to Cheltenham and the M5 is only a short drive. Number 24 has been the subject of continual updating, modernisation and extension in the current ownership and offers very well planned and practical family accommodation. All three bedrooms are doubles, there is an upstairs shower room as well as a downstairs cloakroom/utility, the large sitting/dining room is "L" shaped and enjoys views and direct access to the garden. There is a well fitted kitchen and to the exterior, there is ample parking to the front and a garage to the side is currently used as a workshop. The rear gardens are very well landscaped and back onto Plock Court and has the benefit of a substantial summer house/home office and entertainment area to the side.

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COVERED ENTRANCE PORCH

UPVC double glazed door to:-

ENTRANCE HALL

Double radiator. Staircase to landing.

DINING AREA 13' 2" x 9' 7" (4.01m x 2.92m)

Fireplace with coal effect gas fire. Double radiator. Large picture window overlooking garden. Wide arch to:-

SITTING ROOM 20' 8" x 10' 8" (6.29m x 3.25m)

Two double radiators. TV point. Round window to the side with leaded light coloured glass large picture window overlooking garden. UPVC double glazed sliding patio doors to terrace.

KITCHEN 10' 6" x 7' 8" (3.20m x 2.34m)

Single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Wall cupboards. Vinyl floor. Parts tiled walls. Double radiator. Breakfast bar. Space for fridge freezer. Extractor fan.

UTILITY/CLOAKROOM

Low-level WC. Wash hand basin. Worktops with plumbing for washing machine and space for dryer below. Wall cupboards. Half tiled walls. Double radiator. Vinyl floor and Vaillant gas fired central heating boiler (combi).

FIRST FLOOR LANDING

Access to loft with drop down ladder.

BEDROOM 1 16' 0" x 9' 8" (4.87m x 2.94m)

Double radiator.

BEDROOM 2 10' 9" x 10' 0" (3.27m x 3.05m)

Double radiator. Views over Plock Court. Additional loft access.

BEDROOM 3 11' 5" x 7' 8" (3.48m x 2.34m)

Double radiator. Access to eaves storage and store cupboard.

SHOWER ROOM

Fully tiled double shower cubicle with built-in seat with Mira shower and glazed screen. Pedestal wash hand basin. Low-level WC. Double radiator. Vinyl floor. Two marbrex walls.

EXTERIOR

Front gardens with brick drive and additional drop curb parking for 2+ cars and additional gravel area providing extra parking and new UPVC double glazed door to:-

WORKROOM 16' 2" x 7' 6" (4.92m x 2.28m)

(Originally the garage) UPVC double door to the front with matching window. Light and UPVC double glazed door to the rear.

Rear Gardens, Westerly backing and beautifully tended with good area of brick terrace with both gravel and brick paved paths to second area of large terrace with lawns in between. Mature shrub bed borders and hedging giving a good deal of privacy. Garden store and timber shed. Outside lights and tap to both front and rear.

SUMMERHOUSE 15' 7" x 9' 0" (4.75m x 2.74m)

Double doors to the front. Partly glazed. Power and light. Wood stripped floor. Insulated floor and roof.

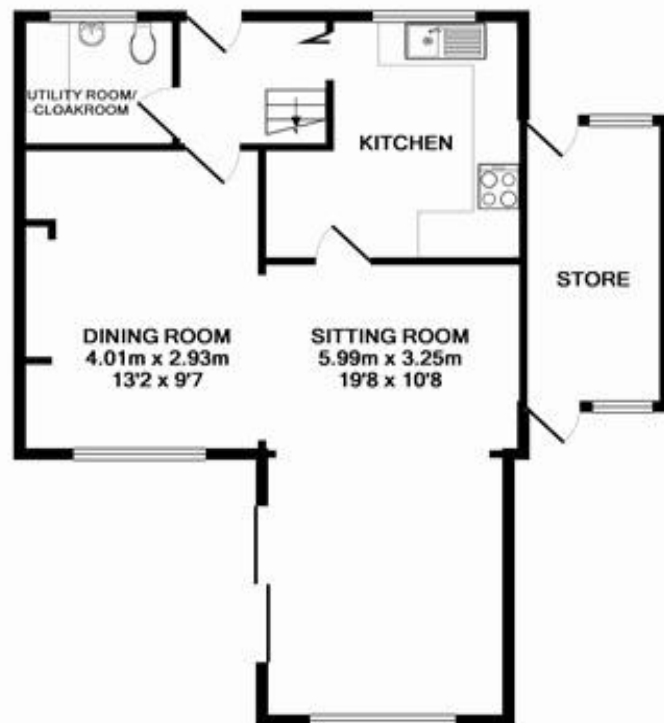
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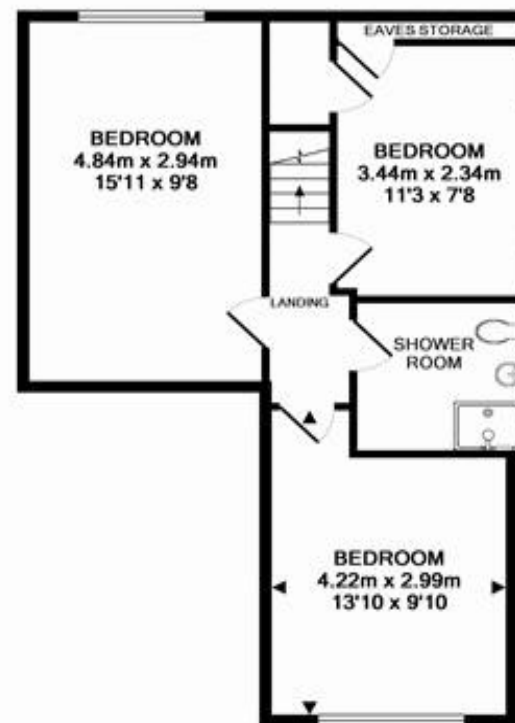
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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