



98 Oxstalls Way, Longlevens, Gloucester, Gloucestershire, GL2 9JW

£290,000

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Farr & Farr Sales Lettings 

**98 Oxstalls Way, Longlevens,
Gloucester, GL2 9JW**

£290,000

This very well presented two bedroom property sits on the popular Oxstalls Way in the heart of Longlevens.

A front garden leads to the front door and into a bright entrance hall. The well fitted kitchen is to the front while an open plan living / dining room leads out to a garden room with views across the beautiful rear garden.

A bathroom completes the ground floor while two good sized bedrooms are on the first floor with storage.

The front garden has a driveway which leads to a large garage.

Oxstalls Way is a short distance to Gloucester city centre and Quays development and benefits from excellent transport links, local shops and amenities. The property is in very good order having been well maintained by the current owners and is available with no onward chain.

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Entrance Hall 11' 6" x 6' 4" (3.510m x 1.941m)

Upvc front door with frosted window. Double glazed window to front. Carpet. Electric radiator. Stairs with stairlift to first floor landing.

Kitchen 10' 5" x 7' 5" (3.185m x 2.268m)

Double glazed window to front. Range of wall, base and drawer units. Laminate worktop. Fitted AEG oven. Fitted hob with extractor hood. Pantry. Vinyl flooring. Radiator. Part tiled walls.

Dining Room 8' 2" x 10' 1" (2.496m x 3.086m)

Double glazed door to garden room. Carpet. Radiator.

Living Room 13' 2" x 9' 10" (4.006m x 2.988m)

Double glazed window to rear. Carpet. Radiator.

Garden Room 8' 8" x 11' 7" (2.631m x 3.520m)

Double glazed windows surround with French doors and single door to rear garden. Panelled walls. Carpet.

Bathroom 5' 7" x 6' 4" (1.693m x 1.937m)

Frosted double glazed window to front. WC. Basin. Enclosed electric shower. Heated towel rail. Tiled walls. Vinyl flooring.

First Floor Landing

Carpet. Cupboard. Access to loft via hatch.

Bedroom One 15' 10" x 9' 9" (4.826m x 2.978m)

Double glazed window to front. Carpet. Radiator.

Bedroom Two 11' 11" x 7' 5" (3.639m x 2.266m)

Double glazed window to side. Carpet. Electric radiator. Fitted wardrobes. Eaves storage. Airing cupboard.

Garage 19' 5" x 9' 1" (5.921m x 2.761m)

Up and over door. Lighting and electrics. Window and pedestrian door to garden.

Rear Garden

Beautifully presented. West facing. Mature shrubs and borders. Patio. Shed. Fence surround.

Front External

Driveway parking. Laid to patio and stones with mature shrubs.

Agents Notes

Council Tax - Band C

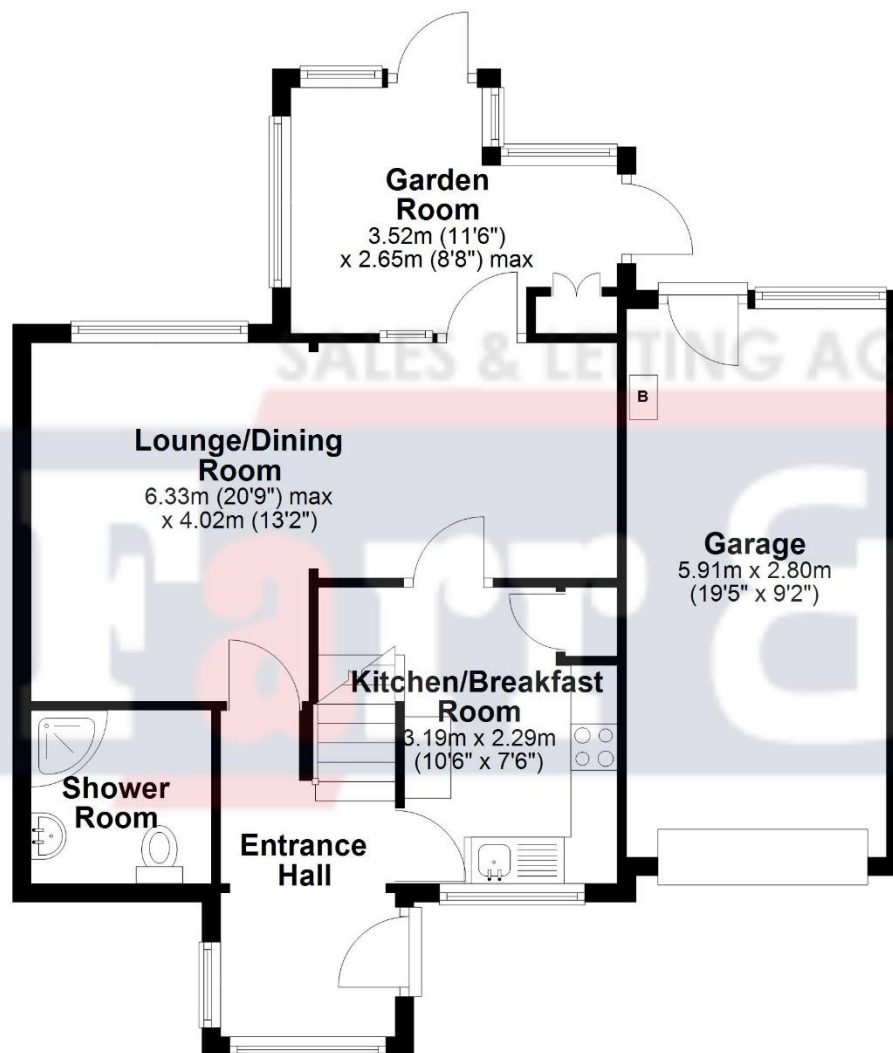
EPC Rating -

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



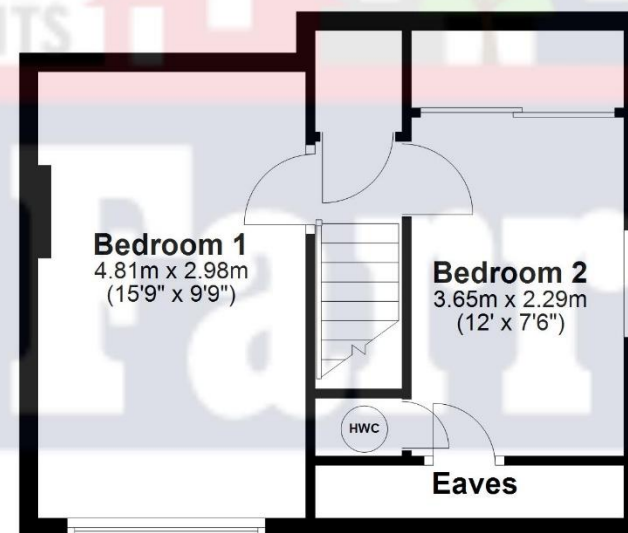
Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

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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