



87 Oxstalls Drive, Longlevens, Gloucester, GL2 9DD

£250,000

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Farr & Farr Sales
Lettings 

**87 Oxstalls Drive, Longlevens,
Gloucester, GL2 9DD**

£250,000

**A VERY PRACTICAL SEMI DETACHED
BUNGALOW IN A HIGHLY POPULAR
RESIDENTIAL POSITION**

Oxstalls Drive is a very popular residential road situated just over 1 mile to the East of Gloucester city centre. Good local facilities are within an easy reach, a bus stop is on the doorstep and access to Cheltenham and the M5 is only a short drive.

Number 87 offers highly practical accommodation with the benefits of ample easily maintained paved driveway, a large garage/workshop and very private gardens.

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ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Access to loft with retractable ladder. Wall thermostat. Linen cupboard.

SITTING ROOM 15' 0" x 11' 3" (4.57m x 3.43m)

Fireplace with coal effect gas fire. Radiator. TV and cable points.

KITCHEN 9' 6" x 9' 0" (2.89m x 2.74m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built in Neff oven with four ring gas hob and extractor hood. Built-in fridge. Plumbing for washing machine. Part tiled walls. Vinyl floor. Larder cupboard with shelving and metres. Spotlights. Window to the side. UPVC double glazed door to terrace and double glazed door to:-

CONSERVATORY 9' 6" x 6' 2" (2.89m x 1.88m)

Tiled floor. Wall light. Double radiator. Double glazed door to terrace and driveway. Door to garage.

BEDROOM 1 11' 3" x 10' 6" (3.43m x 3.20m)

Radiator. Inset ceiling spotlights. UPVC double glazed French doors. Large picture window to garden.

BEDROOM 2 9' 0" x 9' 6" (2.74m x 2.89m)

Radiator.

SHOWER ROOM

Good size shower cubicle with Mira electric controls and marbrex splashback. Vanity unit with wash hand basin. Low level WC. Marbrex walls. Vertical heated towel rail/radiator.

EXTERIOR

Front gardens laid to brick drive with parking for 4/5 cars and further side drive to:-

Rear gardens predominantly laid to split level stone terrace with steps and wrought iron banisters. Raised area of decking with two sheds. All enclosed by close boarded fencing giving complete privacy. Outside tap.

GARAGE/WORKSHOP 16' 2" x 10' 7" (4.92m x 3.22m)

Double doors to the front. Power and light. Large window to the side.

AGENTS NOTE

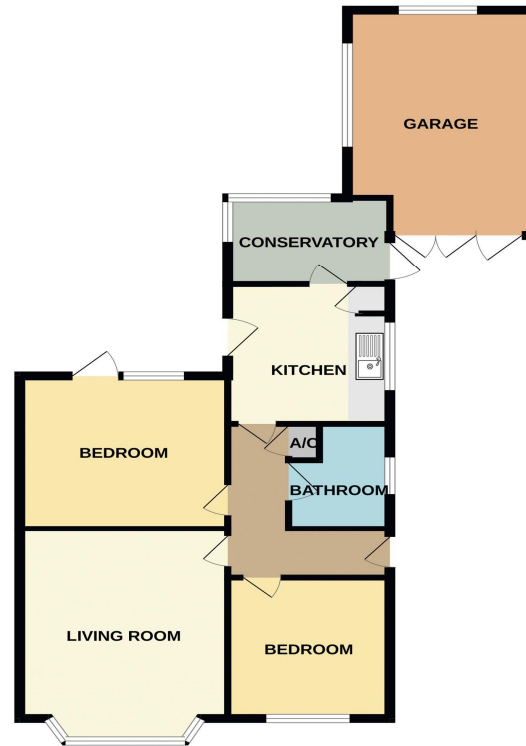
COUNCIL TAX: C

EPC: D-67

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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