



104 Oxstalls Way, Longlevens, Gloucester
GL2 9JP – Offers in excess of £300,000

Farr & Farr Sales & Lettings

104 Oxstalls Way

Longlevens, Gloucester

A 1950's CHALET STYLE DETACHED FAMILY HOME IN A VERY POPULAR AND CONVENIENT POSITION

Oxstalls Way is a very popular residential road situated just off Oxstalls Lane and Cheltenham Road approximately 1 mile to the East of Gloucester City centre. Good local shopping, schools and transport facilities are all within easy reach.

Number 104 is a good sized well planned and practical accommodation and now in need of some internal updating. Within the property there are three bedrooms, one of which is on the ground floor as well as a good sized lounge/diner and kitchen. Additionally to the exterior, there is ample parking, a good sized garage and workshop as well as delightful Westerly backing private rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

Light and quarry tiled hardwood door.

ENTRANCE HALL

Quarry floor and glazed door to garden. Front door. Plumbing for washing machine.

INNER HALL

Staircase to landing. Radiator. Understairs cupboard. Wall thermostat.

SITTING ROOM

23' 2" x 10' 9" (7.06m x 3.28m)

Timber fireplace. Double radiator and single radiators. Hatch to the kitchen. UPVC double glazed sliding patio doors to Westerly backing terrace and the garden. Two wall light points.

BEDROOM 3/STUDY

11' 0" x 10' 0" (3.35m x 3.05m)

Radiator. Built-in cupboard and shelves. Built in wardrobe cupboard.

KITCHEN

Inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Space for cooker with gas point. Space for fridge/freezer. High-level cupboards. Worcester gas fired central heating boiler and time clocks.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1

13' 1" x 10' 0" (3.99m x 3.05m)

Radiator. Low level eaves storage cupboards.



BEDROOM 2

10' 0" x 9' 6" (3.05m x 2.90m)

Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low-level WC. Part tiled walls. Built-in shower with electric shower. Vinyl floor.

WORKSHOP

11' 3" x 8' 0" (3.43m x 2.44m)

Power and light. Window and UPVC door to rear garden.

Front Garden

Front gardens laid to lawns with path to front door.

Rear Garden

Rear gardens of a very good size with large area of terrace and paths with lawns, shrub bed and borders with mature Beach tree. Greenhouse and garden store. All enclosed by close boarded fencing. Outside tap and lighting.

GARAGE

Single Garage

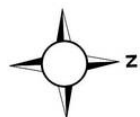
Power and light. Up and over door to front and pedestrian door to rear garden. Dimensions 16' 0" x 9' 3" (4.88m x 2.82m)

DRIVEWAY

1 Parking Space

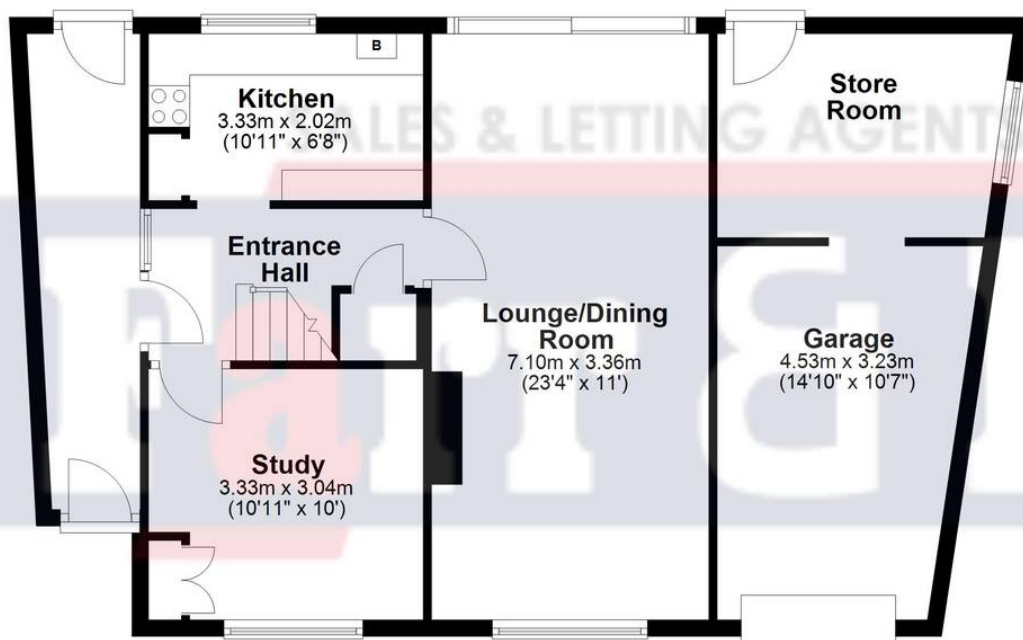
Driveway to garage with single parking space





Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

Farr & Farr

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