



89 Oxstalls Drive, Longlevens, Gloucester
GL2 9DD £345,000

Farr & Farr Sales & Lettings

89 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

A BEAUTIFULLY UPDATED AND EXTENDED SEMI DETACHED BUNGALOW WITH UNUSUALLY AN ATTIC CONVERSION CREATING A PLAYROOM OR OCCASIONAL THIRD BEDROOM

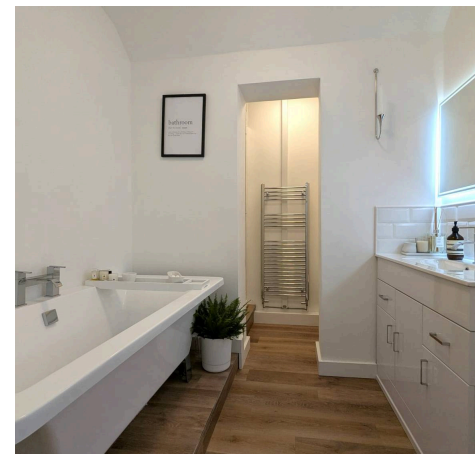
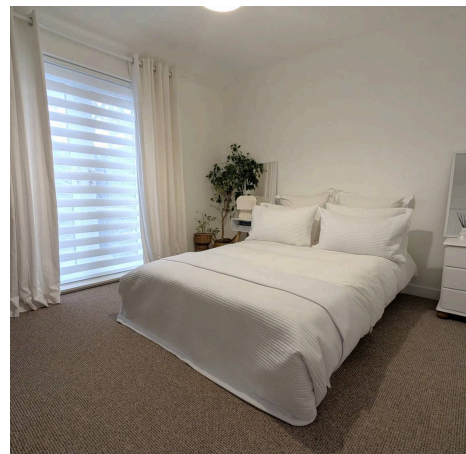
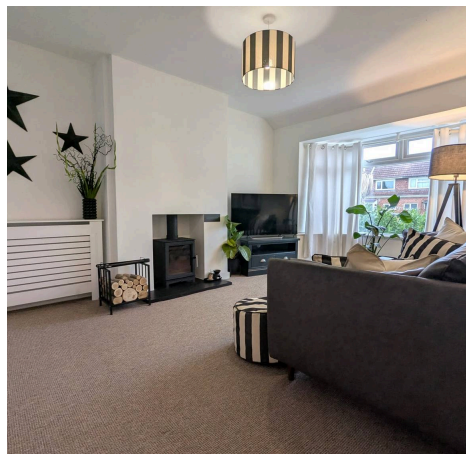
Longlevens, Gloucester is a sought after development just 1 mile to the North East of Gloucester city centre. Good local shopping is close by, transport facilities are on the doorstep and access to Cheltenham and the M5 is only a short drive.

Number 89 has been significantly extended in the past to give not only a large garage to the side but also an extended kitchen to the rear and unusually for this type of property, an attic conversion creating an occasional bedroom three or very useful work/playroom. Additionally there are two double bedrooms to the ground floor as well as a good size sitting room, well fitted kitchen and luxury bathroom. To the exterior there is ample brick pavia parking to the front, a full length garage with further possibilities for adaptation and landscaped private rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE HALL

UPVC double glazed front door. Door to garage. High-quality flooring and glazed door to:-

INNER HALL

Dado rails and beading below. High-quality flooring. Radiator.

SITTING ROOM

11' 1" x 14' 9" (3.38m x 4.50m)

Hole in the wall style modern fireplace with wood burning stove. Boxed radiator. TV point. Two wall light points.

KITCHEN/BREAKFAST ROOM

16' 4" x 9' 5" (4.98m x 2.87m)

Divided into two areas, the first having a built-in oven with electric hob and extractor hood. Worktops with cupboards and drawers below. Wall and base units. Space for fridge/freezer. High-quality flooring. Radiator. Spotlights. UPVC double glazed door to garden. Arch to second area with stainless steel and single drainer sink unit set into worktops with cupboards below. Plumbing for washing machine and dishwasher. Cupboard housing Worcester gas fired central heating boiler with shelf. Covered radiator. High-quality flooring. Spotlights and staircase to:-

BEDROOM 1

11' 2" x 10' 4" (3.40m x 3.15m)

Double radiator. Double UPVC double glazed French doors with roller blinds to terrace and garden.

BEDROOM 2

8' 10" x 9' 6" (2.69m x 2.90m)

Radiator. Window to the front with roller blinds.

BATHROOM

Beautifully fitted with contemporary roll top bath with central mixer taps. Wide vanity unit with wash hand basin with cupboards and drawers below. Tiled splash backs and back lit mirror/shaver point. Arch to second area with fully tiled shower cubicle with Mira controls and glazed door. Low level W.C.

FIRST FLOOR

Access to eaves storage. Door to:-

PLAYROOM/BEDROOM 3

16' 6" x 9' 10" (5.03m x 3.00m)

Beautifully fitted with three Velux windows allowing plenty of light. Inset ceiling spotlights. Radiator. Access to eaves storage. Wall light points. Store cupboard.

Front Garden

Large area of a brick pavia drive with parking for several cars. Good lawns with path to the front door and laurel hedges to one side.

Rear Garden

Rear gardens, professionally and beautifully landscaped for ease of maintenance with large area of brick paved terrace with second area of stone terrace surrounded by sleepers and bark beds with Laurel hedging giving a great deal of privacy. Outside power, light and tap.

GARAGE

Double Garage

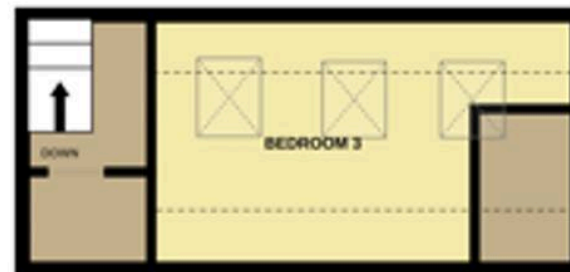
Fully lined and plastered with electric roller door to the front. Windows to the side and door to the rear with power, light and water tap.



GROUND FLOOR



1ST 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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