



**37 Oxstalls Drive, Gloucester, GL2 9DD**

**Offers Over £260,000**

We are pleased to bring to the market this three bedroom chain free bungalow located on the popular Oxstalls Drive.

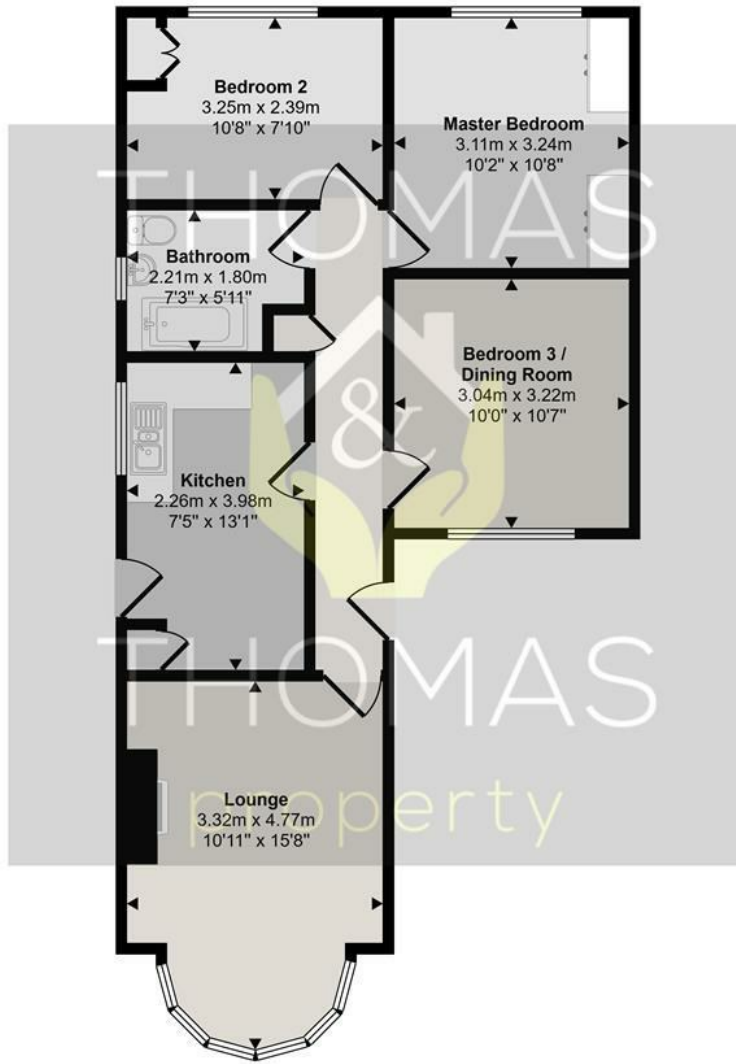
The property is in need of modernisation throughout but would make a lovely home, benefiting from off road driveway parking, carport and garage.

Briefly comprising on entrance hall leading to the good sized lounge with bay window and feature fireplace. There is a separate kitchen with storage cupboard and side door leading out to the garden. You will find two double bedrooms and a single bedroom and finally family bathroom.

Outside is a reasonable sized garden with single garage. To the front of the property is driveway parking for two cars.

- Chain Free
- Three Bedroom Bungalow
- Garage and Off Road Parking
- In Need of Modernisation
  - Separate Kitchen
- Popular Longlevens Location

Approx Gross Internal Area  
63 sq m / 680 sq ft

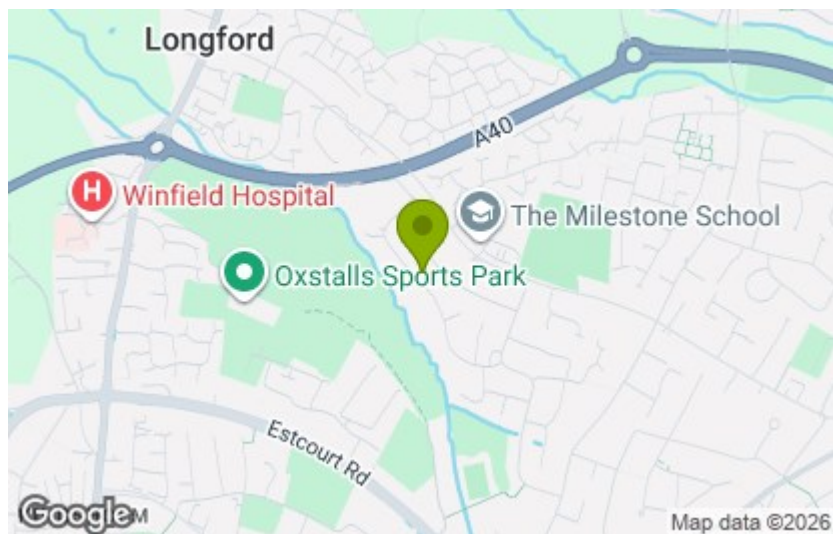


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 70      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.