



## 89 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

**£339,950**



We are delighted to welcome to the market this fully renovated and move-in ready three-bedroom dormer bungalow, situated in the highly sought-after area of Longlevens.

Finished to an excellent standard throughout, this property offers versatile living space, making it ideal whether you are looking to downsize or upsize. With its prime location and immaculate condition, we anticipate strong interest.



### Entrance Hallway

Accessed via a UPVC double glazed front door, the entrance hall features Karndean flooring, radiator, and power points, with doors leading to Bedrooms 1 and 2, the bathroom, kitchen, and lounge.

### Lounge

A UPVC double glazed bay window to the front fills the room with natural light, complemented by a radiator, power points, television point, and a feature log burner.

### Kitchen

UPVC double glazed door to rear. Fitted with a range of eye and base level units with roll-edge worktops, electric oven with induction hob and extractor hood. Partly tiled walls, power points, and Karndean flooring. Opening to:

### Utility Room

UPVC double glazed window to rear. Fitted with a range of eye and base level units with roll-edge worktops, sink/drain, and built-in fridge/freezer. Plumbing and space for both dishwasher and washing machine. Radiator, Karndean flooring, and stairs leading to first floor.

### Bedroom 1

Upvc double glazed french doors to rear, radiator, power points.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points.

### Bedroom 3

Three velux windows to rear, radiator, power points.

### Bathroom

A beautifully fitted modern four-piece white suite comprising a freestanding bath, separate shower cubicle, low-level WC, and vanity wash hand basin. Finished with a fitted mirror, heated towel rail, and Karndean flooring.

### Rear Garden

An enclosed area which is mainly paved, Upvc double glazed door to garage.

### Garage

Accessed via roller door, power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	71
England & Wales		EU Directive 2002/91/EC	

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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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