



37 Oxstalls Drive, Longlevens, Gloucester  
GL2 9DD - £260,000

**Farr & Farr** Sales & Lettings

## 37 Oxstalls Drive

Longlevens, Gloucester, GL2 9DD

A 1950's SEMI DETACHED BUNGALOW AVAILABLE FOR THE FIRST TIME SINCE NEW

Number 37 has been in the current ownership since new and remains unspoilt. The three bedroom accommodation is in need of updating but offers significant potential for alteration, improvement or extension. It is gas centrally heated throughout and has double glazing and to the exterior there is ample parking, a carport to the side with garage to the rear and very private quiet and un-overlooked gardens.

Oxstalls Drive is a very popular residential road situated approximately 1 ½ miles to the North East of Gloucester city centre. Good local shopping and transport facilities are close by and access to Cheltenham in the M5 is only a short drive

Council Tax band: C

EPC Energy Efficiency Rating: C

- THREE BEDROOMS
- BATHROOM
- SITTING ROOM
- KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- AMPLE PARKING
- CARPORT
- DETACHED GARAGE
- PRIVATE GARDEN





### ENTRANCE HALL

UPVC double glazed front door with leaded light and bevel glass detail. Radiator. Access to loft with retractable ladder. Wall thermostat. Airing cupboard with vaillant gas fired central heating boiler.

### SITTING ROOM

15' 2" x 10' 10" (4.62m x 3.30m)

Timber fireplace with tiled insets and coal effect gas fire. Double radiator. Three wall light points. TV point. Bay window to the front and hatch to:-

### KITCHEN

12' 10" x 7' 5" (3.91m x 2.26m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Plumbing for washing machine. Space for fridge/freezer. Radiator. Larder cupboard with consumer box and metres. UPVC double glazed door to the side.

### BEDROOM 1

10' 0" x 10' 6" (3.05m x 3.20m)

Radiator.

### BEDROOM 2

10' 0" x 10' 6" (3.05m x 3.20m)

Radiator. Two wardrobe cupboards with with cupboards above.

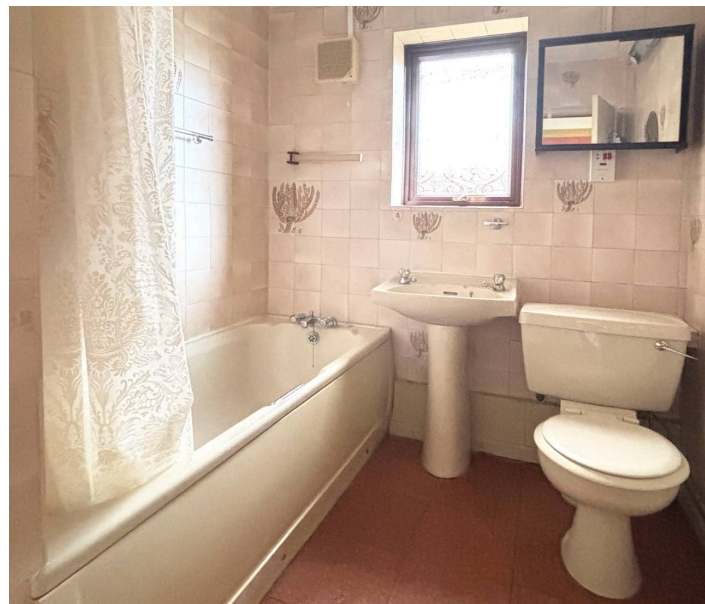
### BEDROOM 3

7' 9" x 10' 8" (2.36m x 3.25m)

Radiator. Wardrobe and over bed cupboards.

### BATHROOM

Panelled bath. Pedestal wash hand basin. Low-level WC. Mira electric shower. Fully tiled walls. Tiled floor. Radiator. Extractor fan.



## FRONT GARDEN

With a good area of parking and paved terrace with lawns and shrub bed borders. Path to the front door double gates to:- Side drive with carport. Outside tap and light. Opening to:-

## REAR GARDEN

With area of terrace. Lawns and shrub beds with mature corner for tree.

## GARAGE

Single Garage

Up and over door.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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