



13 Oakleaze, Longlevens, Gloucester, GL2 0LQ

£235,000

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Farr & Farr Sales Lettings 

**13 Oakleaze, Longlevens,
Gloucester, GL2 0LQ**

£235,000

**A WELL BUILT SEMI DETACHED HOUSE IN
NEED OF UPGRADING IN A POPULAR
POSITION**

Oakleaze is a popular residential road situated on this popular development just off the Cheltenham Road approximately 2 miles to the East of Gloucester city centre. Excellent local shopping and schools are close by and access to Cheltenham and the M5 is only a short drive. Number 13 is good sized accommodation with two bedrooms but could be three, as the main bedroom is dividable. Additionally it has a shower room and a good boiler but is in need of internal refurbishment. To the exterior, space at the front for a drive and large rear gardens that are well maintained.

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ENTRANCE HALL

UPVC double glazed front door. Radiator. Staircase to landing. Understairs cupboard.

SITTING ROOM 12' 7" x 11' 8" (3.83m x 3.55m)

Fitted gas fire. Double radiator. Door to:-

DINING ROOM 9' 0" x 8' 9" (2.74m x 2.66m)

Radiator.

KITCHEN 9' 10" x 9' 6" (2.99m x 2.89m)

Single drainer stainless steel sink unit with cupboard below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Radiator. Understairs larger cupboard. Plumbing for washing machine. Vaillant gas fired central heating boiler. UPVC double glazed door to:-

SIDE LOBBY

TWO OUTSIDE GARDEN STORES

**FIRST FLOOR
LANDING**

Access to loft. Flank window.

BEDROOM 1 15' 10" x 10' 3" (4.82m x 3.12m)

Radiator. Two windows to the front allowing it to be converted to two bedrooms. Large overstairs wardrobe/store cupboard.

BEDROOM 2 11' 8" x 10' 2" (3.55m x 3.10m)

Radiator. Shelved store cupboard and wardrobe cupboard.

SHOWER ROOM

Large walk-in shower cubicle with Bristan Shower with fully tiled splashback and glazed sliding doors. Pedestal wash hand basin. Low-level WC. Double radiator. Fully tiled walls. Extractor fan.

EXTERIOR

Front gardens with hedge borders and path to the front door with wrought iron gate. Good area of lawns with shrub beds and gated side access to:-

Rear garden, of a very good size and well maintained. Predominantly laid to lawns with a mixture of shrub, flower and rose beds. Enclosed by fencing. Outside tap.

AGENTS NOTE

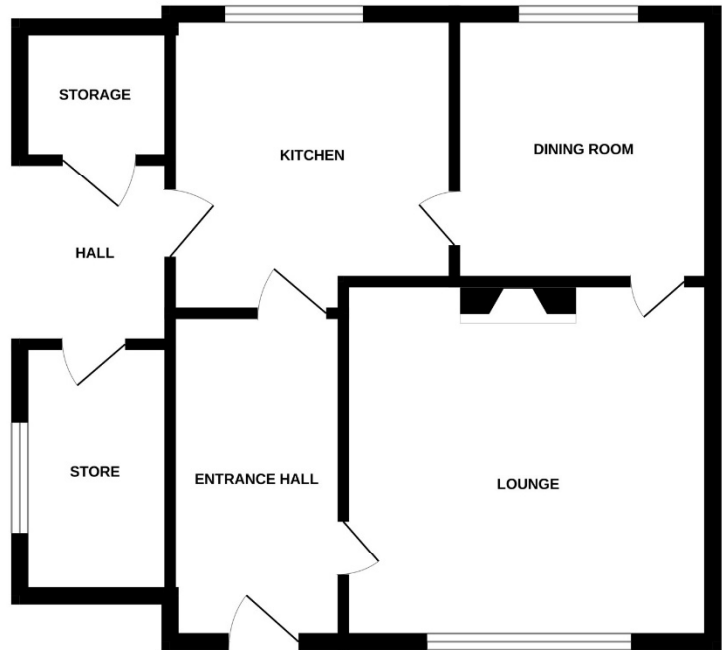
EPC: C-69 COUNCIL TAX: B



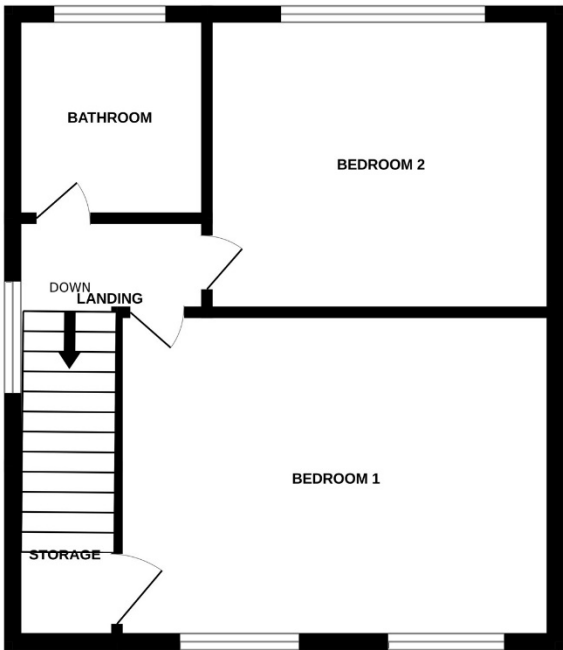
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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City Centre

2a Worcester Street
Gloucester GL1 3AA
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Hucclecote

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Gloucester GL3 3RT
01452 412255

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
01452 388444

Lettings

40 Oxstalls Way
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