



35 Oxstalls Way, Longlevens, Gloucester, GL2 9JX

£315,000

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Farr & Farr Sales
Lettings

**35 Oxstalls Way, Longlevens,
Gloucester, GL2 9JX**

£315,000

**A BEAUTIFULLY AND RECENTLY
MODERNISED 1950'S SEMI DETACHED
FAMILY HOUSE IN A POPULAR POSITION**

Oxstalls Way is a very popular residential road built in the 1950's and situated just over 1 mile to the East of Gloucester city centre.

Excellent schooling, good shops and transport facilities are all close by and access to Cheltenham and the M5 is only a very short drive.

Number 35 has been the subject of significant modernisation in the last five years and offers very practical family accommodation. Both the kitchen and bathroom have been replaced. The boiler is three years old, it is sensitively and tastefully decorated throughout and to the exterior there is a large detached garage as well as good parking and level private gardens.

www.farrandfarr.co.uk

UPVC double glazed front door with leaded light and bevelled glass detail to:-

ENTRANCE HALL

Double radiator. Staircase to landing. Undestairs cupboard.

SITTING ROOM 15' 4" x 11' 9" (4.67m x 3.58m)

TV point. Built-in shelves. Deep bay window. Double radiator. Wide arch to:-

DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Two double radiators. Double French double glazed doors to terrace and garden.

KITCHEN 8' 0" x 7' 3" (2.44m x 2.21m)

Very well fitted with inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Vinyl flooring. Space for fridge/ freezer. Built-in oven with four ring gas hob, stainless steel back plate and cooker hood. Deep undestairs store/larder cupboard. UPVC double glazed door to garden.

FIRST FLOOR

LANDING

Access to loft. Flank window.

BEDROOM 1 15' 8" x 11' 3" (4.77m x 3.43m)

Bay window. Double radiator.

BEDROOM 2 10' 6" x 9' 0" (3.20m x 2.74m)

Radiator. Airing cupboard with recently installed Worcester gas fired central heating boiler and shelving. Large double wardrobe cupboard with sliding doors. Spotlights.

BEDROOM 3 8" x 6' 8" (2.44m x 2.03m)

Radiator.

BATHROOM

White suite of panelled bath with black mixer taps and matching double headed shower with fully tile splashback and glazed screen. Vanity unit with wash hand basin and cupboards below. Low-level WC. Half tiled walls. High-quality tiled floor. Vertical towel rail/radiator. Extractor fan.

EXTERIOR

Front gardens, driveway with parking for two cars and good area of lawns. Double gates and further drive to garage.

Rear gardens laid to lawns with path and shrub bed borders. All enclosed by close boarded fencing giving a good deal of privacy.

GARAGE 20' 3" x 8' 2" (6.17m x 2.49m)

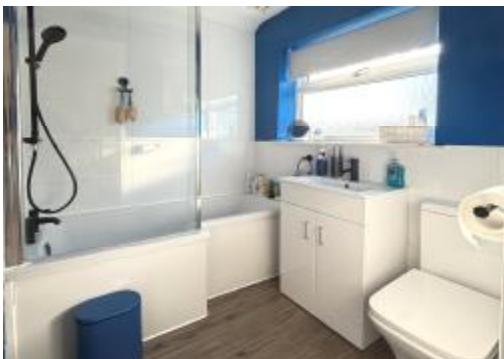
Detached and brick built with pitch roof. Up and over door. Power. Light. Window and personnel door. Plumbing for washing machine. Consumer box. Eaves storage.

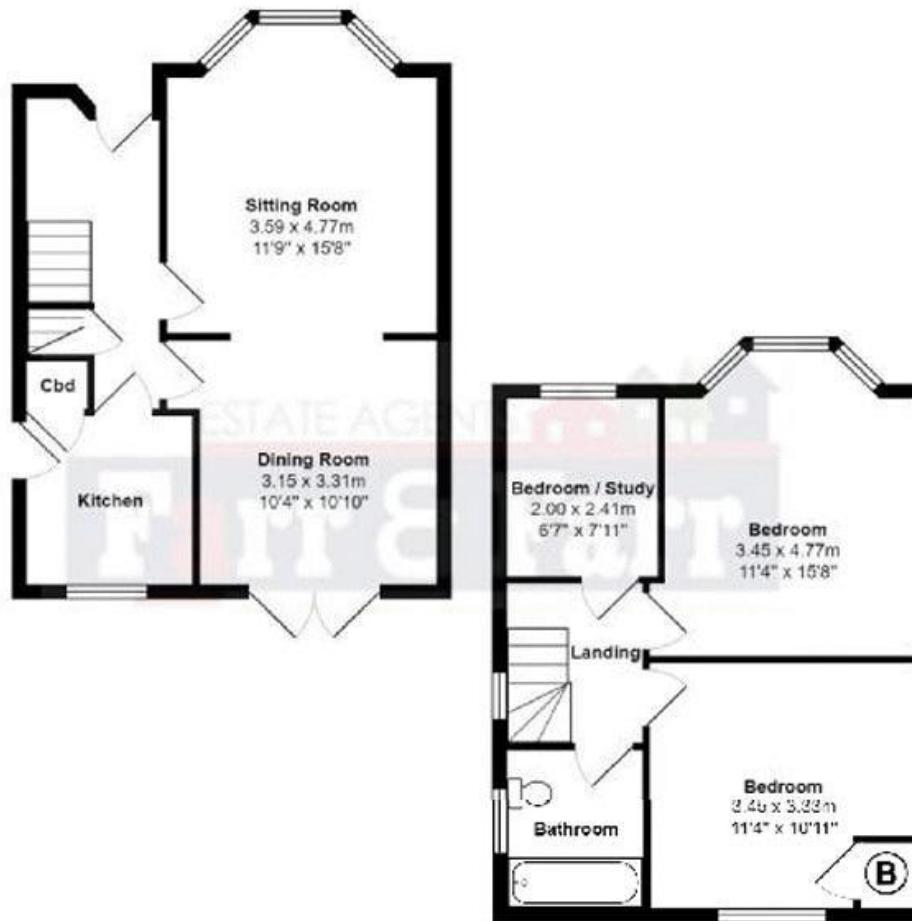
AGENTS NOTE

COUNCIL TAX: C

EPC: C-69







These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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