



## 69 Oxstalls Way

Longlevens, Gloucester, GL2 9JY

**Offers in excess of £435,000**



We are delighted to bring to the market this heavily extended and beautifully presented five-bedroom detached home, situated in a highly sought-after location in Longlevens.

Internal accommodation comprises: Entrance hallway, cloakroom, lounge, kitchen, open plan living/diner & utility. Upstairs are five bedrooms & two bathrooms.

Outside to the rear we have a spacious, private garden with ample parking to the front.

Perfectly suited for growing families, this exceptional property offers generous living space, access to excellent local schools, and an array of nearby amenities, making it an ideal forever home.





**Entrance Hallway 8'3 x 6'1 (2.51m x 1.85m)**

Approached via front door, radiator, power points, stairs leading to first floor, lino flooring, doors to cloakroom, lounge, kitchen & dining area.

**Cloakroom 8'11 x 7'1 (2.72m x 2.16m)**

Low level wc & pedestal wash hand basin, radiator, lino flooring, under stairs storage.

**Lounge 13'4 x 10'9 (4.06m x 3.28m)**

Upvc double glazed windows to front, television point, radiator, power points, lino flooring.

**Kitchen 19'1 x 6'7 (5.82m x 2.01m)**

Upvc double glazed window to rear & side, & Upvc double glazed door, eye & base level units with roll edge work tops, sink/drain, cooker points, radiator, storage cupboard which contains the gas central heating boiler ( installed 2024 under warranty) power points, laminate flooring, recessed down lights.

**Dining Area 10'0 x 8'5 (3.05m x 2.57m)**

Lino flooring, radiator, telephone point, power points, opening to:

**Living/ Family Room 20'2 x 15'3 (6.15m x 4.65m)**

Two sets of sliding doors to rear, Upvc double glazed window to side, two radiators, power points, telephone point. tv aerial point, lino flooring, door to:

**Utility Room 8'11 x 7'1 (2.72m x 2.16m)**

Upvc double glazed window to side, base level units with roll edge work tops, sink/drain, plumbing for appliances, radiator, power points, door to partly converted garage.

**First Floor Landing**

Access to two separate loft hatches, airing cupboard with hot water tank & shelving, radiator, doors leading to all rooms.

**Bedroom 1 13'3 x 10'9 (4.04m x 3.28m)**

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

**Bedroom 2 14'10 x 8'9 (4.52m x 2.67m)**

Upvc double glazed windows to rear, radiator, power points, fitted wardrobes, tv aerial point.

**Bedroom 3 16'10 x 8'10 (5.13m x 2.69m)**

Upvc double glazed windows to both side & rear, radiator, power points, fitted wardrobes, drawer unites & shelving.

**Bedroom 4 16'10 x 8'6 (5.13m x 2.59m)**

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

**Bedroom 5 10'7 x 8'10 (3.23m x 2.69m)**

Upvc double glazed windows to front, radiator, power points, fitted wardrobes & shelving.

**Bathroom 5'9 x 5'8 (1.75m x 1.73m)**

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, tiled flooring.

**Shower Room 5'9 x 5'6 (1.75m x 1.68m)**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, lino flooring.

**Rear Garden**

An enclosed & private area which is partly paved, mainly laid to lawn, edged with various shrubs, several fruit trees, two sheds, gated side access.

**Garage**

Up & over door, power & lighting. Half has been converted into a utility room.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**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) 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	

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.

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

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