



## 74 Oxstalls Drive

Longlevens, Gloucester, GL2 9DE

**£369,500**



Murdock & Wasley Estate Agents are delighted to present this impressive and extended three-bedroom semi-detached bungalow, occupying an exceptional plot within the ever-popular Longlevens area. The accommodation is spacious and well-proportioned throughout, comprising a modern kitchen/diner, a stylish rear-facing living room, and three generous double bedrooms.

Additional benefits include a useful side store currently utilised as a utility room, together with off-road parking for two to three vehicles to the front. The true highlight of the home, however, is the outstanding 150ft south-facing rear garden backing onto Plock Court — a rare and impressive outdoor space, ideal for families, entertaining, or keen gardeners.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, door to airing cupboard housing the Worcester gas fired combination boiler, access to loft space. Doors lead off:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Eye level oven/grill, four ring gas hob with extractor hood over, space for American fridge/ freezer, dishwasher and dining table. Radiator, inset ceiling spotlights, side aspect upvc double glazed windows and door to garden. Door to:

### Lounge

Tv point, power points, radiator, feature open fireplace, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

### Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, front aspect upvc double glazed bay window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect upvc double glazed window with views of Gloucester Cathedral.

### Bathroom

Suite comprising panelled bath with shower off the mains

over, low level wc, pedestal wash hand basin. Radiator, partly tiled walls, tiled flooring, vanity mirror, rear aspect upvc double glazed window.

### Outside

To the front of the property is a driveway providing off-road parking for two to three vehicles. This leads to a useful side utility/store room, complete with power and lighting and space for a washing machine and tumble dryer.

To the rear is a superb enclosed south-westerly facing garden extending to over 150ft and backing onto Plock Court. The garden features a raised decked seating area, ideal for outdoor dining and entertaining, which steps down to a generous, flat lawn bordered by mature trees and shrubs. Further benefits include an outside tap, concrete hard standing area and timber storage sheds positioned to the rear of the garden.

### Tenure

Freehold

### Local Authority

Gloucester City Council

Council Tax Band: C

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

These 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		
<b>England &amp; Wales</b>	63	72
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		
<b>England &amp; Wales</b>		
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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