



104 Oxstalls Way, Longlevens, Gloucester, GL2 9JP £325,0000



# 104 Oxstalls Way

Longlevens, Gloucester

A 1950's CHALET STYLE DETACHED FAMILY HOME IN A VERY POPULAR AND CONVENIENT POSITION

Oxstalls Way is a very popular residential road situated just off Oxstalls Lane and Cheltenham Road approximately 1 mile to the East of Gloucester City centre. Good local shopping, schools and transport facilities are all within easy reach.

Number 104 is a good sized well planned and practical accommodation and now in need of some internal updating. Within the property there are three bedrooms, one of which is on the ground floor as well as a good sized lounge/diner and kitchen. Additionally to the exterior, there is ample parking, a good sized garage and workshop as well as delightful Westerly backing private rear gardens.

Council Tax band: C





#### **ENTRANCE PORCH**

Light and quarry tiled hardwood door.

#### **ENTRANCE HALL**

Quarry floor and glazed door to garden. Front door. Plumbing for washing machine.

**INNER HALL** Staircase to landing. Radiator. Understairs cupboard. Wall thermostat.

#### **SITTING ROOM**

23' 2" x 10' 9" (7.06m x 3.28m)

Timber fireplace. Double radiator and single radiators. Hatch to the kitchen. UPVC double glazed sliding patio doors to Westerly backing terrace and the garden. Two wall light points.

#### **BEDROOM 3/STUDY**

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

Radiator. Built-in cupboard and shelves. Built in wardrobe cupboard.

#### **KITCHEN**

Inset single drainer sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Space for cooker with gas point. Space for fridge/freezer. High-level cupboards. Worcester gas fired central heating boiler and time clocks.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

##### **BEDROOM 1**

13' 1" x 10' 0" (3.99m x 3.05m)

Radiator. Low level eaves storage cupboards.

##### **BEDROOM 2**

10' 0" x 9' 6" (3.05m x 2.90m)

Radiator.





#### **BATHROOM**

Panelled bath. Pedestal wash hand basin. Low-level WC. Part tiled walls. Built-in shower with electric shower. Vinyl floor.

#### **EXTERIOR**

Front gardens laid to lawns with path to front door and parking.

Rear gardens of a very good size with large area of terrace and paths with lawns, shrub bed and borders with mature Beach tree. Greenhouse and garden store. All enclosed by close boarded fencing. Outside tap and lighting.

#### **GARAGE**

16' 0" x 9' 3" (4.88m x 2.82m)

Power and light. Up and over door and rear door two

#### **WORKSHOP 11'3" x 8'0"**

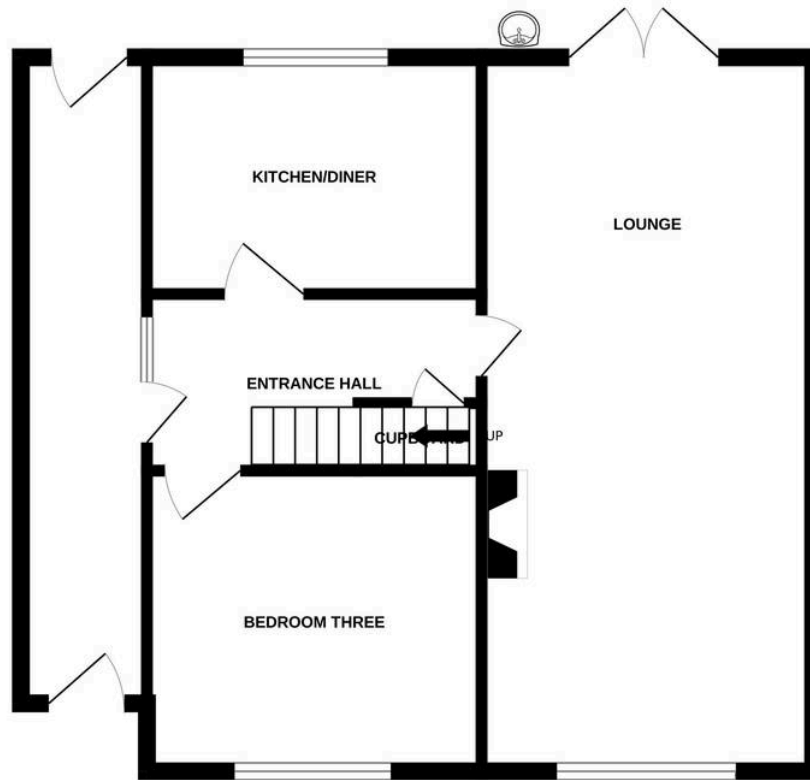
Power and light. Window and UPVC door to rear garden.

#### **AGENTS NOTE**

EPC: TBC COUNCIL TAX: C



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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**Farr & Farr**

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

