



72 Oxfalls Way, Longlevens, Gloucester, GL2 9JN

£340,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

This extended three-bedroom semi-detached home occupies a sought-after position in Longlevens – a popular residential suburb offering excellent local amenities, good schools, shops, parks, and convenient access to the city centre, M5 motorway, and beyond.

Benefiting from a thoughtful extension, the property provides generous and versatile living accommodation across two floors. It offers plenty of space for modern family living while retaining scope for the next owners to add their personal touch through cosmetic updates.

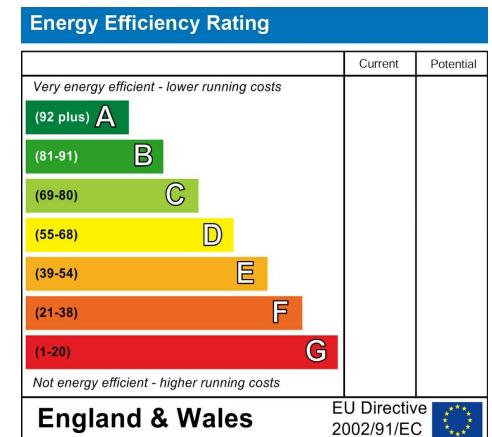
The ground floor features a welcoming hallway with staircase rising to the first floor, a spacious sitting room ideal for relaxing or family gatherings, and a large open-plan kitchen/diner – perfect for everyday meals, cooking, and entertaining, with ample room for a dining table.

Upstairs, the first floor comprises three well-proportioned bedrooms – two good-sized doubles and a comfortable single – providing flexible options for family, guests, or home office use. A family bathroom completes the accommodation.

Externally, the home enjoys off-road parking and a manageable garden to the rear, offering private outdoor space without demanding excessive maintenance.

Presented with a blend of extended practicality and untapped potential, this property represents an appealing opportunity for buyers looking to create their ideal home in one of Longlevens' most convenient locations.

- Three bedroom semi-detached home
- Extended to rear
- Large kitchen/diner
- Spacious sitting room
- Garage
- No onward chain
- EPC Rating - TBC
- Council Tax Band - C



Agents Note

Freehold

EPC Rating: TBC

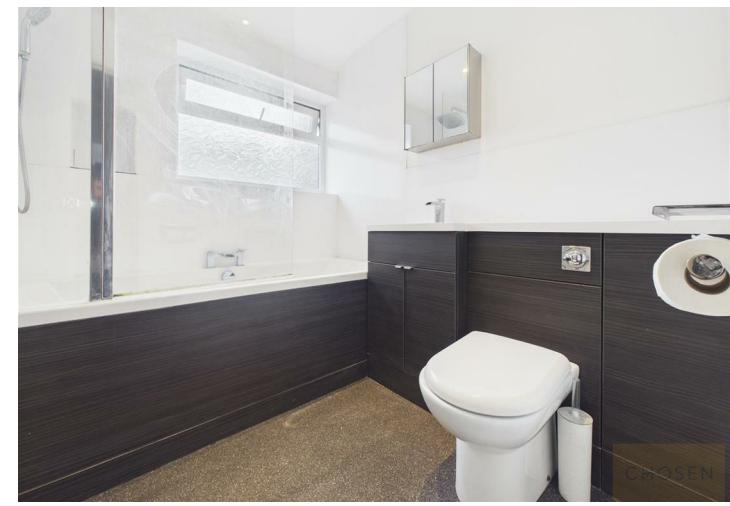
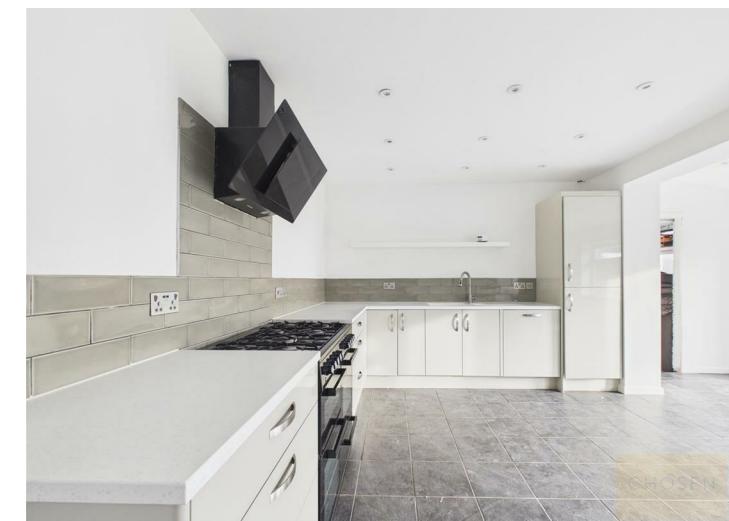
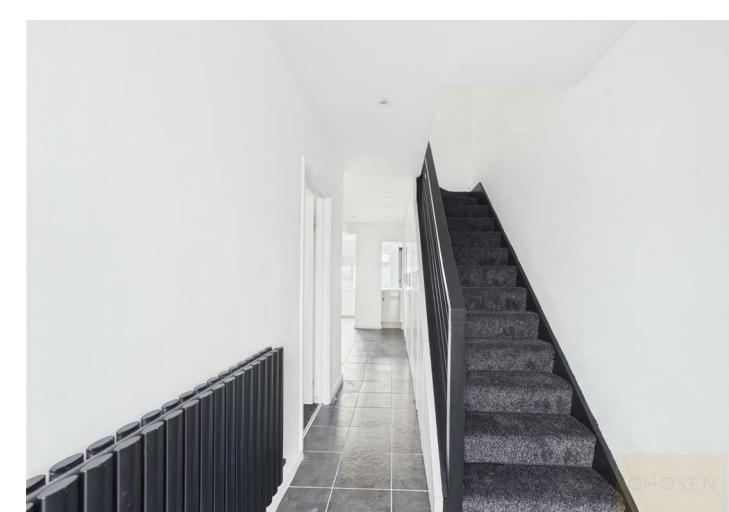
Gloucester City Council Band: C

Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk

Rivers & Seas: Very Low

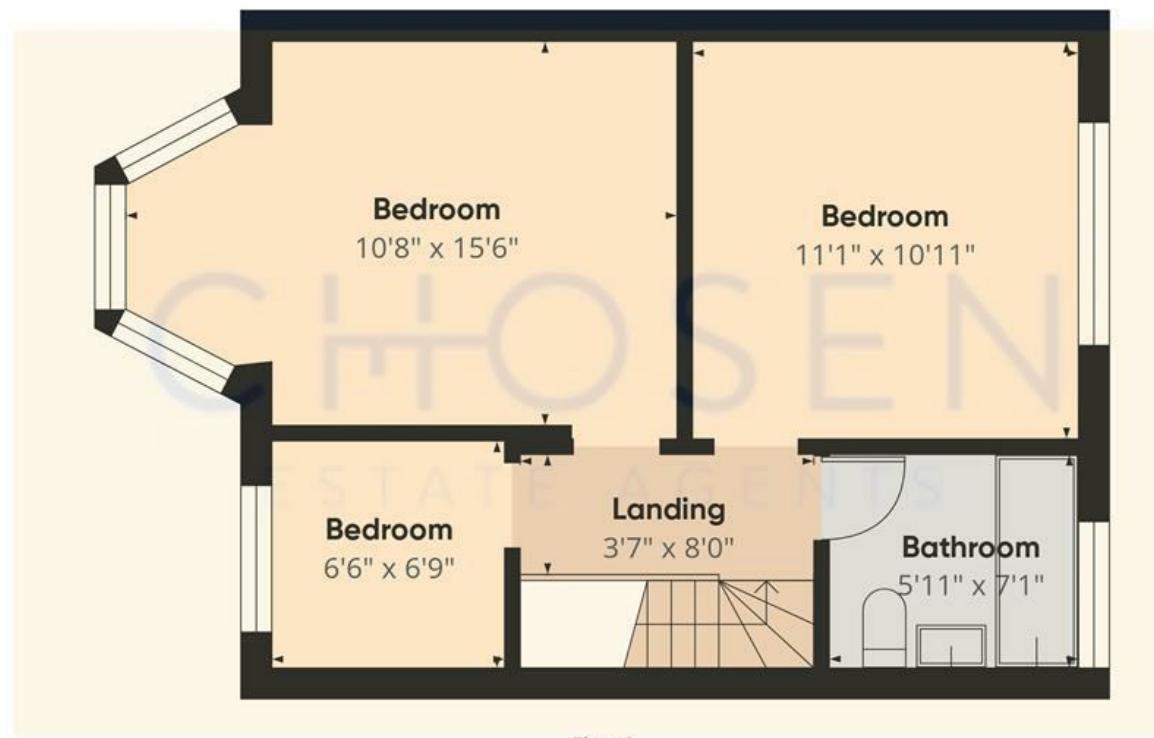
Surface Water: Very Low





Approximate total area⁽¹⁾

874 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

