



 Rectory Close Bondend Road, Upton St. Leonards – GL4 8BB

Gloucester

Guide Price £675,000

5 Rectory Close Bondend Road

Upton St. Leonards, Gloucester

Four Double Bedroom Detached Family Home In Upton St Leonards With No Onward Chain!

This fantastic executive family home is tucked away on a quiet no through road in the ever popular village of Upton St Leonards.

In brief the property comprises of; entrance hall, cloakroom, modern fitted kitchen/diner, two reception rooms, utility room, downstairs shower room, first floor landing, four double bedrooms and three en-suites.

Further benefits include; upvc double glazing, modern gas central heating, enclosed rear garden, double garage and off road parking.

Due to the properties sought after location we expect keen interest, so please do not hesitate to get in touch and arrange your viewing!

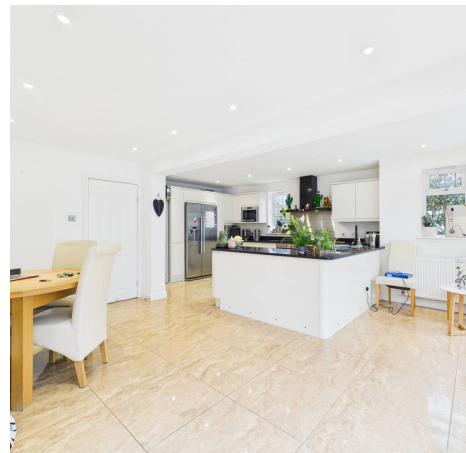
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £2,500pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall
Cloakroom

Kitchen/Diner
19' 4" x 19' 1" (5.89m x 5.82m)

Lounge
20' 10" x 11' 10" (6.35m x 3.61m)

Family Room
18' 6" x 12' 11" (5.64m x 3.94m)

Utility Room
13' 3" x 3' 1" (4.04m x 0.94m)

Shower Room
10' 9" x 5' 11" (3.28m x 1.80m)

First Floor Landing

Bedroom 1
14' 11" x 11' 10" (4.55m x 3.61m)

En-Suite
9' 2" x 5' 6" (2.79m x 1.68m)

Bedroom 2
14' 5" x 11' 1" (4.39m x 3.38m)

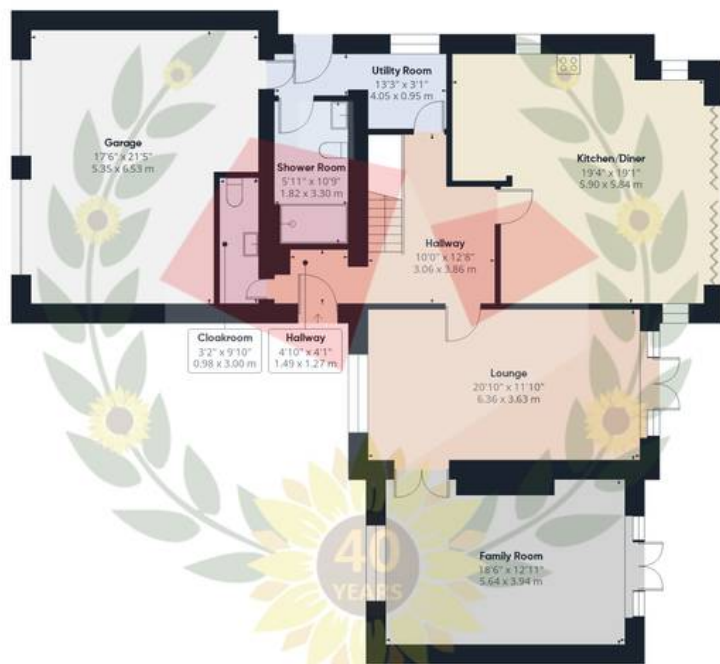
En-Suite
9' 4" x 5' 4" (2.85m x 1.63m)

Bedroom 3
13' 0" x 7' 8" (3.96m x 2.34m)

En-Suite
9' 0" x 5' 11" (2.74m x 1.80m)

Bedroom 4
13' 7" x 8' 10" (4.14m x 2.69m)





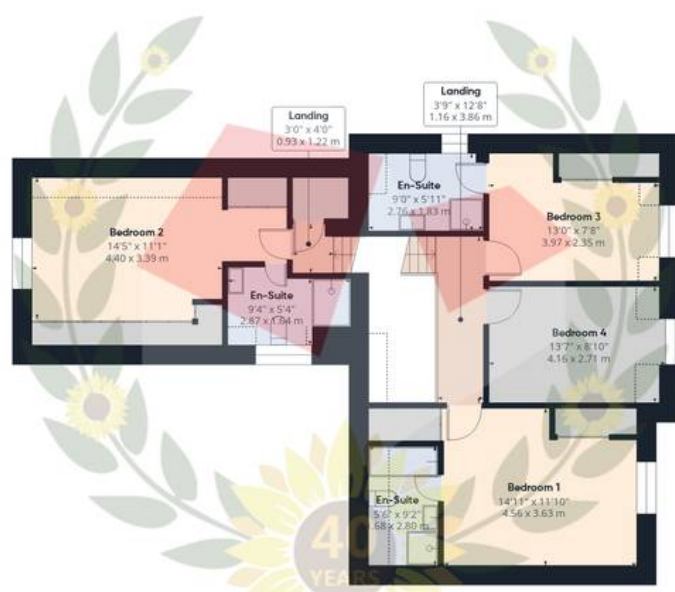
Ground Floor

Approximate total area⁽¹⁾

2352 ft²
218.3 m²

Reduced headroom

57 ft²
5.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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