



MICHAEL TUCK
ESTATE & LETTING AGENTS

85 Bondend Road, Upton St. Leonards – GL4 8ED

Gloucester

Guide Price £385,000

85 Bondend Road

Upton St. Leonards, Gloucester

Immaculate THREE BEDROOM TERRACED HOUSE with DOUBLE STOREY EXTENSION & OFF ROAD PARKING located within HIGHLY SOUGHT AFTER UPTON ST.LEONARDS. The property is just a stones throw from UPTON ST.LEONARDS PRIMARY SCHOOL, ABBEYMEAD PRIMARY SCHOOL,HERON PRIMARY SCHOOL.

The ground floor offers a welcoming entrance porch, a bright and comfortable lounge, and a separate dining room, perfect for both everyday living and entertaining. The kitchen benefits from ample storage and worktop space, complemented by a useful pantry, providing excellent practicality.

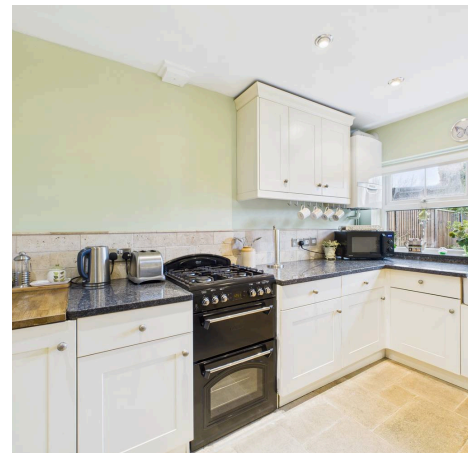
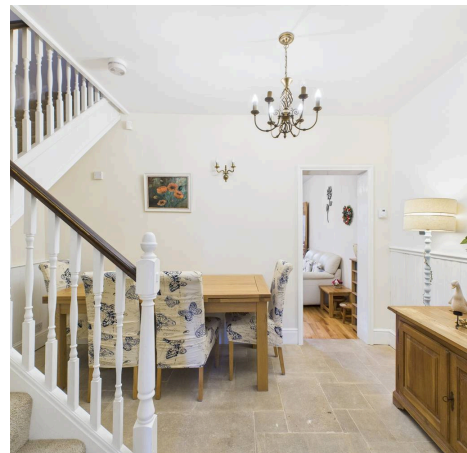
To the first floor are three bedrooms, comprising one double and two singles, all well-proportioned and light-filled. The accommodation is completed by a stylish four-piece family bathroom, offering both a bath and separate shower.

Externally, the property continues to impress with a front garden and a private rear garden, ideal for relaxing or entertaining outdoors. Further benefits include off-road parking for two vehicles, adding convenience and appeal.

An immaculate and extended home in a prime location, early viewing is highly recommended to fully appreciate all that this property has to offer.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,550pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

- NO ONWARD CHAIN
- IMMACULATE THROUGHOUT
- DOUBLE STOREY EXTENSION



Porch

Lounge

12' 10" x 13' 10" (3.91m x 4.22m)

Dining Room

12' 10" x 8' 7" (3.91m x 2.62m)

Kitchen

11' 4" x 13' 6" (3.45m x 4.12m)

Pantry

First Floor Landing

Bedroom 1

10' 2" x 11' 3" (3.10m x 3.43m)

Bedroom 2

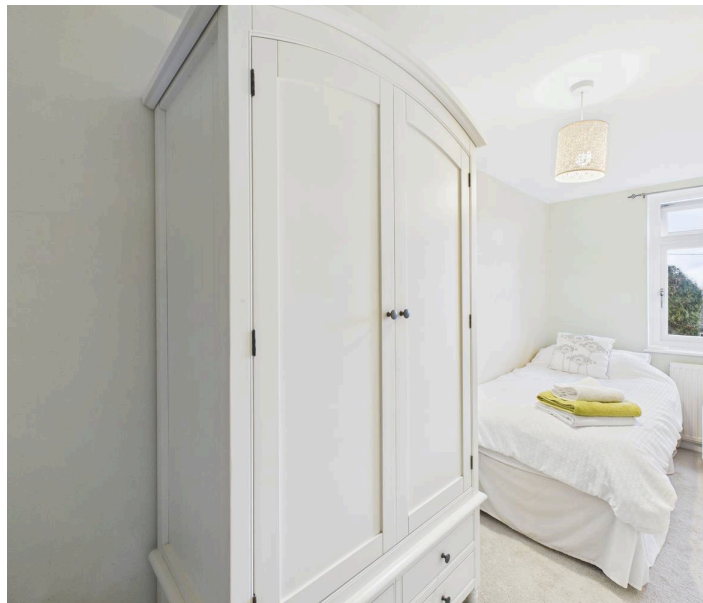
5' 9" x 13' 9" (1.75m x 4.19m)

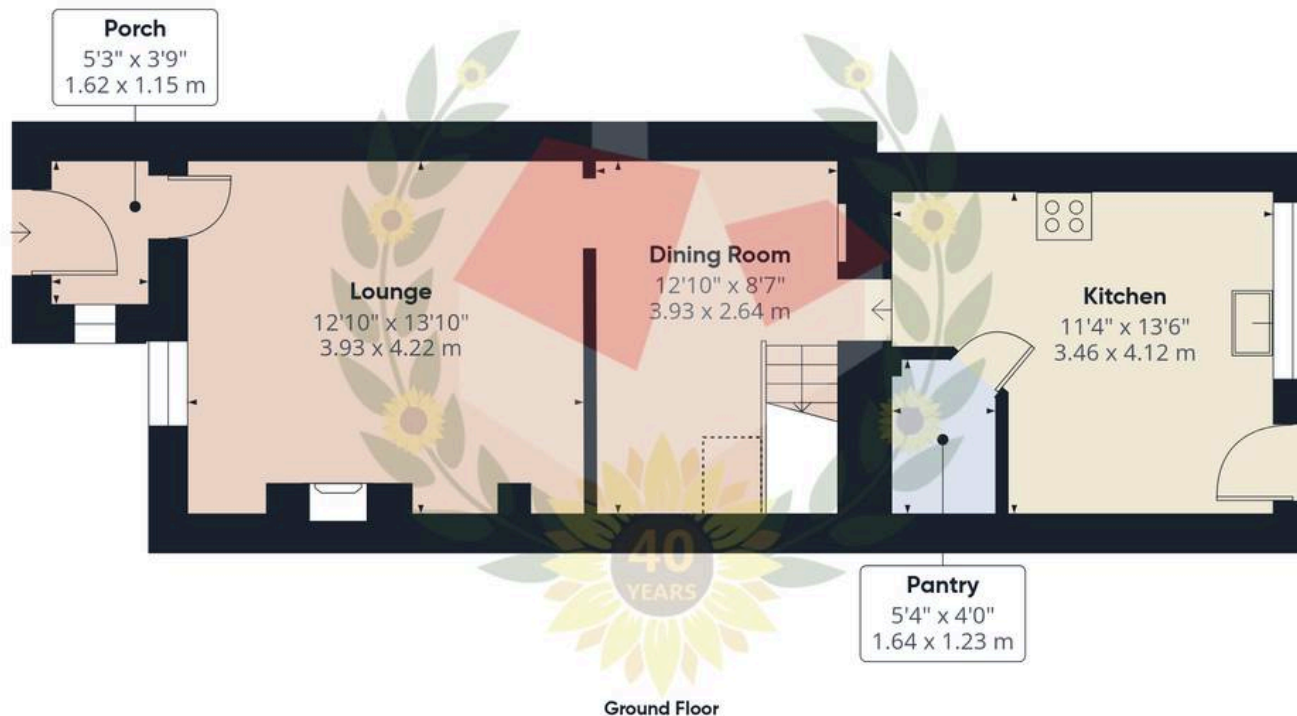
Bedroom 3

5' 3" x 13' 10" (1.60m x 4.22m)

Bathroom

6' 4" x 9' 1" (1.93m x 2.77m)





Approximate total area⁽¹⁾

874 ft²

81.2 m²

Reduced headroom

6 ft²

0.5 m²



(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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