



67 Bondend Road

Upton St. Leonards, Gloucester, GL4 8EA

£275,000



Murdock & Wasley Estate Agents are thrilled to present this rarely available two-bedroom semi-detached cottage, situated in the heart of the sought-after village of Upton St. Leonards

This charming property features character elements throughout and includes a beautiful south-westerly facing garden, making it perfect for a variety of buyers.

To truly appreciate everything this unique property has to offer, we strongly recommend scheduling an early viewing to avoid disappointment!



Kitchen

Accessed via upvc double glazed door. Range of base, wall and drawer mounted units, solid wooden worktop, Belfast sink with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, integral fridge and dishwasher. Ideal gas fired combination boiler, heated towel rail, coving, tiled flooring, front and side aspect upvc double glazed windows.

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with wood burning stove, engineered oak flooring, exposed wooden beams and stone walling, inset ceiling spotlights, wooden door to understairs storage cupboard front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, heated towel rail, partly tiled walls, tiled flooring, coving, front aspect upvc double glazed window.

Landing

Doors lead off:

Bedroom 1

Power points, radiator, exposed wooden beams, vaulted ceiling, front aspect upvc double glazed window.

Bedroom 2

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

Outside

Access to the front of the property is initially by a communal shared pathway which leads to a wooden gate that opens onto a private courtyard leading to the front door.

A path provides sides access to the enclosed garden.

One of the real highlights of this property is its private and enclosed south/west-facing garden. The garden features a patio, perfect for a table and chairs for entertaining, leading to two separate flat lawns. These lawns are complemented by various flower beds, mature shrubs, a nature pond, a log store, and a wooden shed. Additionally, there is an outdoor utility room that, although in need of modernisation, offers future potential. It includes a WC and space with plumbing for a washing machine and tumble drier.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage

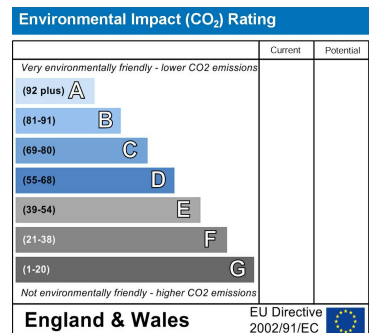
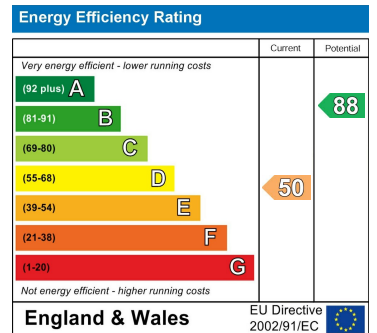
Local Authority

Stroud District Council

Council Tax Band: B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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