



**47 Bondend Road, Gloucester, GL4 8DZ**

**Offers Over £500,000**

Thomas and Thomas are pleased to present this charming three bedroom detached cottage style house in Upton St Leonards, offered to the market **CHAIN FREE**. Combining modern and original features, this would make the ideal family home for those looking for a more rural lifestyle. With views across open field/countryside, original flagstone flooring throughout, traditional cast iron radiators and vaulted ceilings, this property really does boast a wealth of character and charm. Additionally this property offers a low maintenance, quaint & secluded rear garden, a newly fitted bathroom and located within the catchment area for the outstanding Upton St. Leonards Primary School and excellent local Grammar schools.

Comprising of: Porch leading into the lounge area with traditional tiles throughout and an open fire. There is a downstairs WC and finally a good sized lounge / diner with ample cupboard space and appliances including full sized fridge / freezer, gas hob, cooker and microwave.

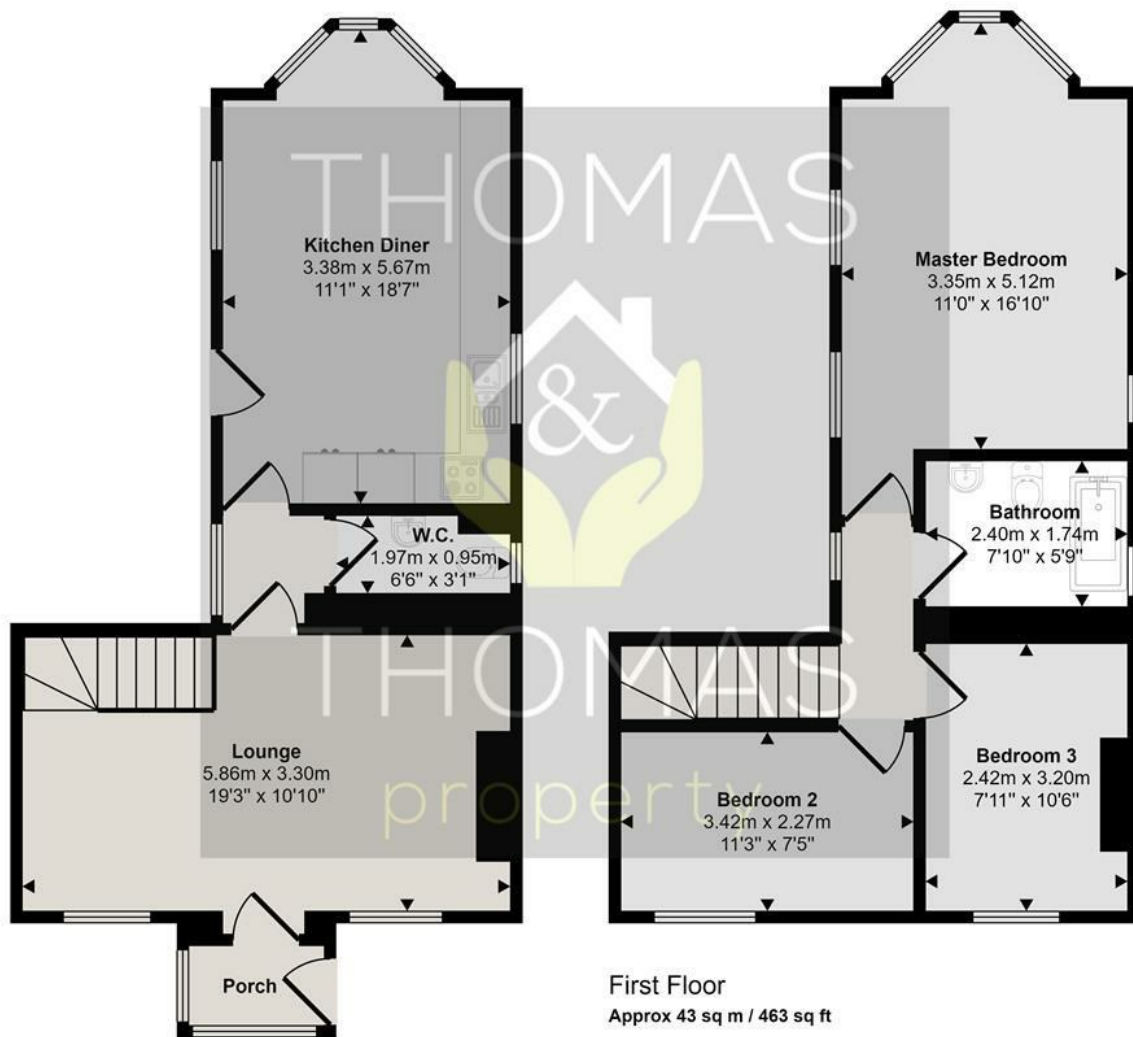
Upstairs there are three good sized bedrooms and a main family bathroom with shower over bath.

Please have a look round our virtual tour and call to book your viewing!

- Chain Free
- Three Bedrooms
- Detached
- Off Road Parking
- Enclosed Garden
- Village Location



Approx Gross Internal Area  
88 sq m / 942 sq ft

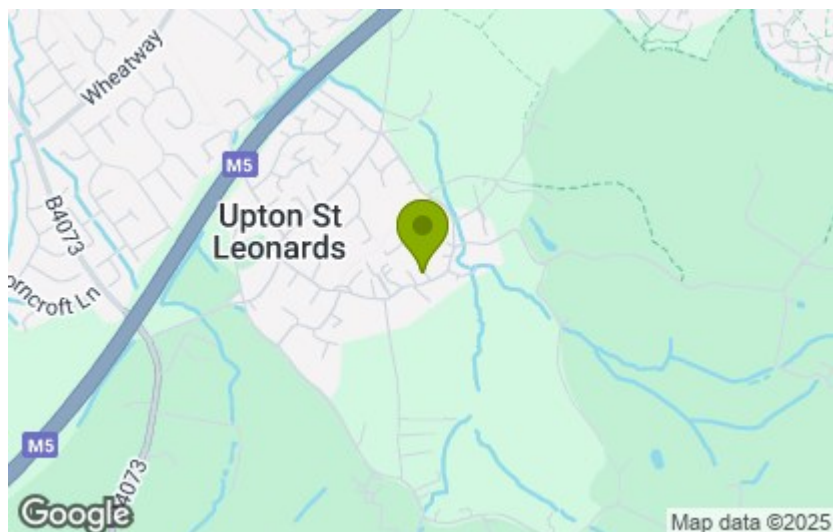


**Ground Floor**  
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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