

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



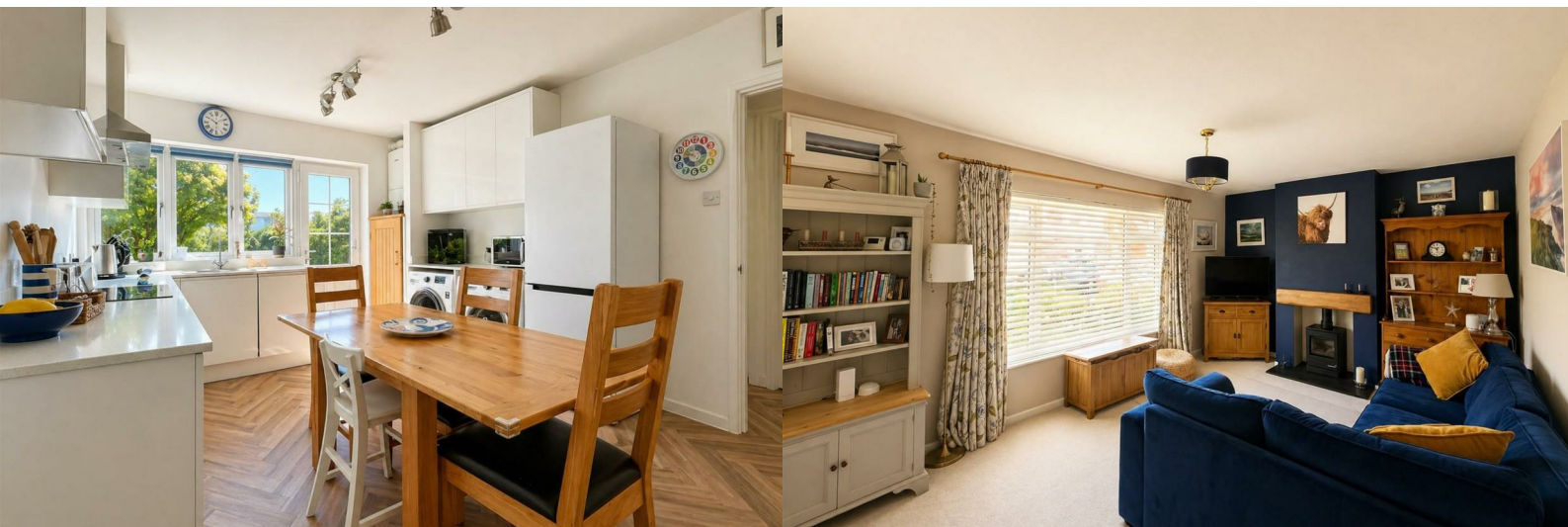
## 26 Howmead

Berkeley, GL13 9AS

£325,000



Council Tax: C



# 26 Howmead

Berkeley, GL13 9AS

£325,000



This superbly maintained property offers a wonderful balance of practical living space and comfortable accommodation, making it an ideal purchase for families, first-time buyers, or those looking to downsize without compromise.

Upon entering, you are welcomed by a bright and inviting entrance hall which sets the tone for the rest of the home. The ground floor accommodation is thoughtfully arranged, comprising a well-appointed kitchen/breakfast room fitted with a range of units and offering ample space for dining, with the added benefit of a door providing direct access to the rear garden - perfect for everyday living and entertaining alike. The living room is a particularly appealing space, centred around a charming feature fireplace, creating a warm and cosy environment to relax in. A modern family bathroom completes the ground floor.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering flexibility for growing families, home working, or guest accommodation. The layout has been designed to maximise both space and natural light, ensuring a comfortable and airy feel throughout.

Externally, the property benefits from driveway parking to the front, while to the rear lies a beautifully established garden. This private outdoor space has been carefully maintained and offers a delightful mix of lawn, mature planting, and seating areas - ideal for enjoying the warmer months, entertaining guests, or simply unwinding in a peaceful setting.

Further enhancing the appeal of the home is gas-fired central heating and double glazing, ensuring efficiency and comfort all year round.

Howmead is situated within a quiet residential cul-de-sac in the popular Castle town of Berkeley, Gloucestershire. The area is well-regarded for its peaceful setting while still being conveniently located for local amenities.

Berkeley town centre is just a short distance away, offering a range of everyday facilities including independent shops, a primary school, pubs, and cafes. The historic Berkeley Castle is also nearby, adding to the charm and character of the area.

For commuters, the property benefits from good transport links, with easy access to the A38 and M5 (Junction 14), providing routes to Bristol, Gloucester, and Cheltenham. Cam & Dursley train station is also within a short drive, offering direct rail services to Bristol and beyond.

Overall, Howmead is a desirable location combining a quiet neighbourhood feel with excellent accessibility and local conveniences.

- Well Presented Semi-Detached Property
  - Three Bedrooms
  - Living Room With Gas Effect Fire
  - Enclosed Rear Garden

- Sought After Cul-De-Sac Location
- Modern Kitchen/Breakfast Room With Door to Garden
- Modern Family Bathroom
- Driveway Parking

### ***Anti-Money Laundering (AML) Compliance***

*Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.*



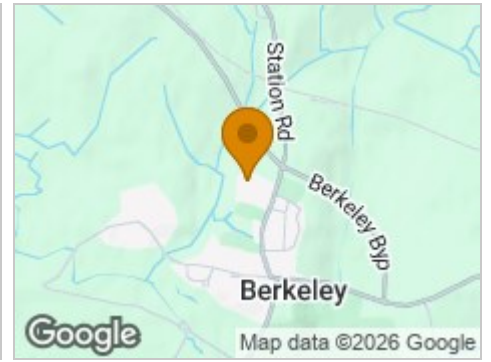
## Road Map



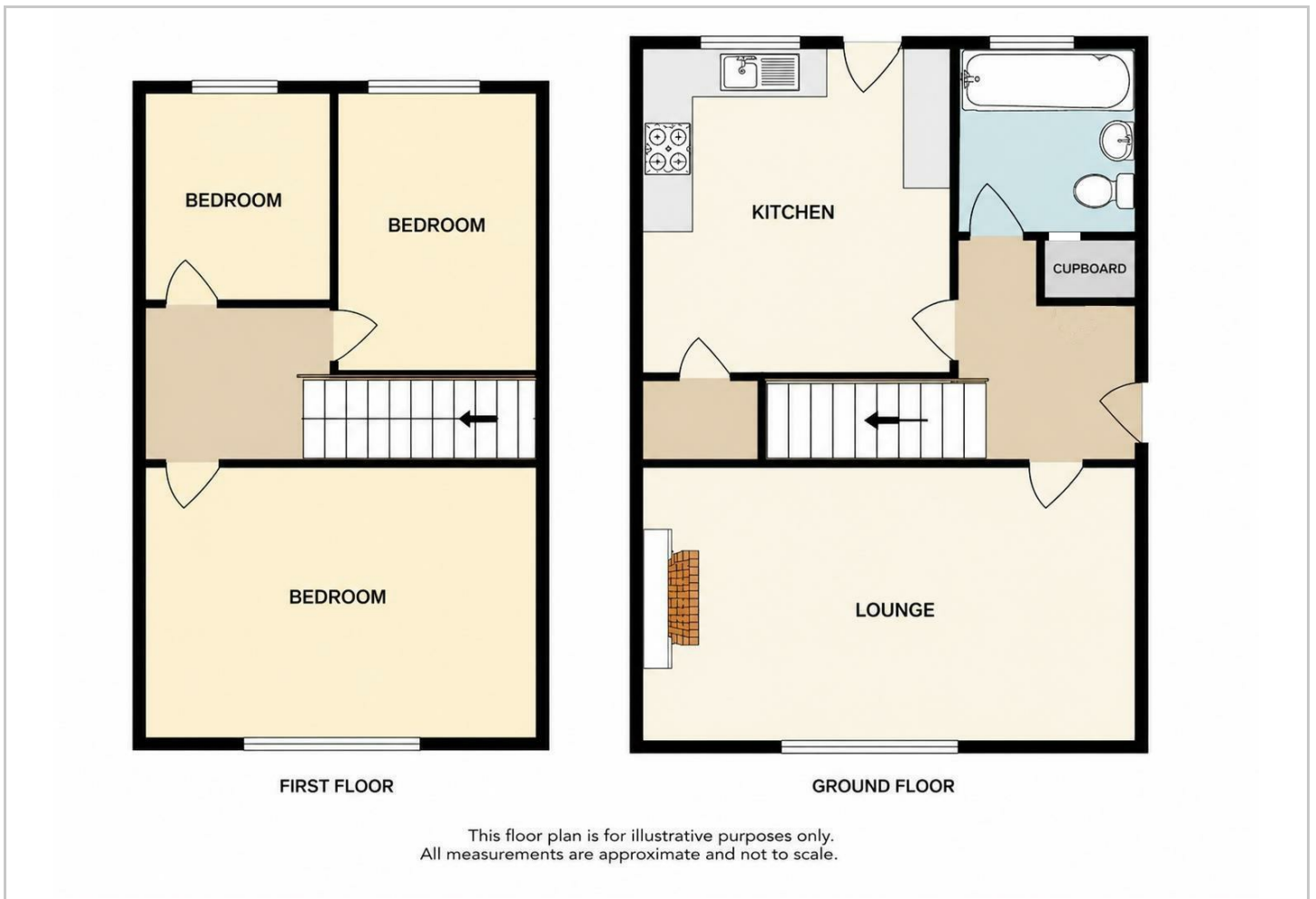
## Hybrid Map



## Terrain Map



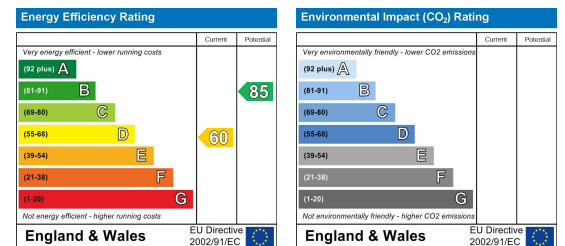
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.