

# HUNTERS®

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26 Howmead

Berkeley, GL13 9AS

Offers In The Region Of £335,000



Council Tax: C



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## Entrance Hallway

Via UPVC double glazed front door to entrance hallway with LVT flooring and stairs to first floor landing.

## Kitchen/Breakfast Room

13'7 x 10'11 (4.14m x 3.33m)

Fitted with white modern units with quartz worktops over, matching wall storage cupboards, sink and drainer unit, built-in oven, induction hob with extractor over, space for washing machine and tumble dryer, space for tall fridge/freezer, wall mounted Worcester Bosch boiler, LVT flooring, two good size storage cupboards under-stairs, UPVC double glazed window and part glazed door leading to garden, radiator.

## Living Room

11'11 x 17'1 (3.63m x 5.21m)

UPVC double glazed window to front aspect, radiator, feature fireplace with gas effect stove.

## Bathroom

10'8 x 5'7 (3.25m x 1.70m)

Fitted with a white suite comprising panelled bath with shower over, WC, wash hand basin, two frosted glass UPVC double glazed windows, chrome towel radiator, LVT flooring, airing cupboard.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space and doors to:

## Bedroom One

17'2 x 9'2 (5.23m x 2.79m)

UPVC double glazed window to front aspect, radiator, built in wardrobes, eaves storage.

## Bedroom Two

14'9 x 8'9 (4.50m x 2.67m)

UPVC double glazed window to rear and side aspect, radiator, eaves storage.

## Bedroom Three

8'2 x 8'7 (2.49m x 2.62m)

UPVC double glazed window to rear aspect, radiator.

## Outside Rear

The rear garden is enclosed by fence boundaries and is mainly laid to lawn with shrub borders, patio area and path leading down the garden, garden shed and having side access to front.

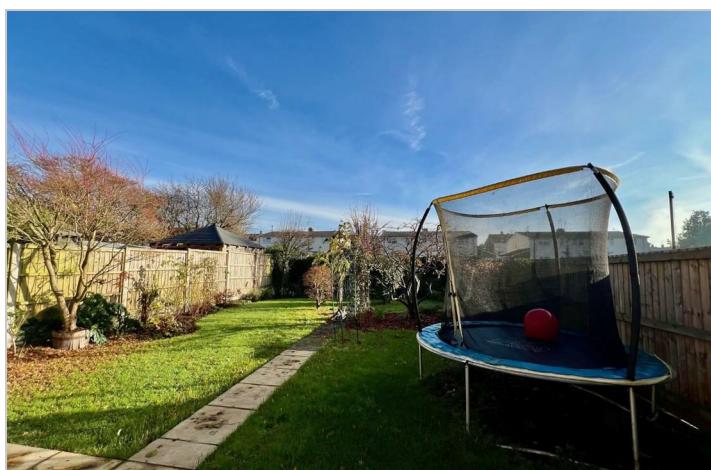
## Outside Front

To the front is a lawn area with shrub borders, driveway parking and side access to rear garden.

We are pleased to bring to the market this extremely well maintained three bedroom home in the sought after cul-de-sac location of Howmead, Berkeley. Briefly the accommodation comprises of entrance hall, downstairs family bathroom, kitchen/breakfast room with door to rear garden and living room with feature fireplace. On the first floor are three good size bedrooms. The property benefits from gas fired central heating, driveway parking and an established rear garden.

Situated close to open countryside with scenic walks and rides, Howmead is well positioned for access to the bustling Town Centre of Berkeley which is well known for its historic castle and deer park and offers a range of local shops, cafes and pubs, primary school and doctors surgery. For those commuting to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway offer easy access together with a mainline train station at Box Road, Cam.

- Well Presented Semi Detached Property
- Sought After Cul-De-Sac Location
- Three Bedrooms
- Modern Kitchen/Breakfast Room With Door to Garden
- Living Room With Gas Effect Fire
- Modern Family Bathroom
- Enclosed Rear Garden
- Driveway Parking



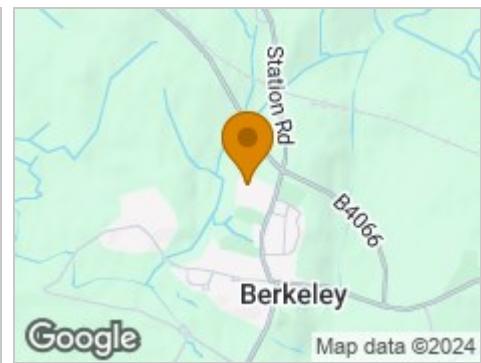
## Road Map



## Hybrid Map



## Terrain Map



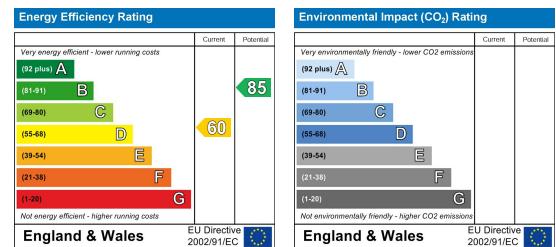
## Floor Plan



## 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.