

HUNTERS®

HERE TO GET *you* THERE



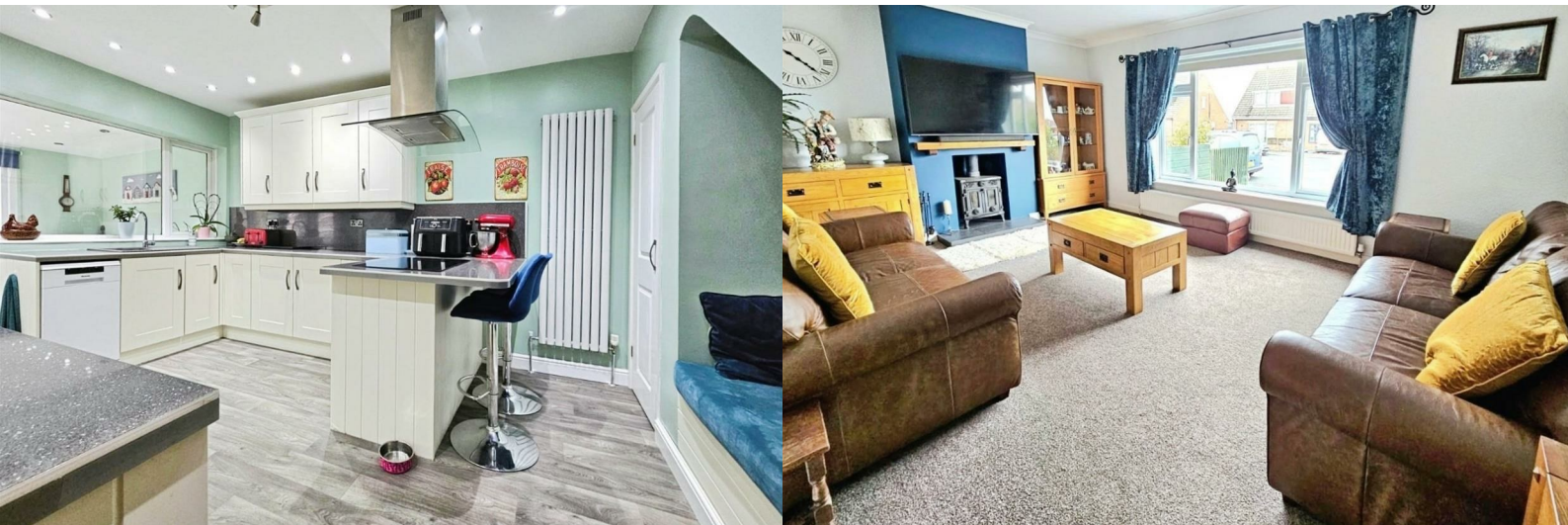
36 Howmead

Berkeley, GL13 9AS

£385,000



Council Tax: C



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Entrance Hall

Via part glazed front door, radiator, stairs to first floor, doors to;

Living Room

16'10" x 11'10" (5.13 x 3.61)

Picture window to front aspect, wood burning stove, radiator.

Kitchen

13'9" x 10'9" (4.19 x 3.28)

Door to garden room window to rear, shaker style wall and base units with worktop surfaces over, breakfast bar, Bosch double oven and electric hob with extractor hood over, space for a fridge/freezer, airing cupboard housing hot water storage tank, cupboard housing fuse box, ceiling down lighters, vertical radiator and under stairs built-in bench seat with storage.

Garden Room

11'2" x 7'6" (3.40 x 2.29)

French doors to rear garden, windows overlooking the garden, ceiling down lighters and vinyl flooring.

Dining Room

13'5" x 11'5" (4.09 x 3.48)

Dual aspect windows to garden, radiator.

WC/Shower Room

10'4" x 5'6" (3.15 x 1.68)

Walk-in shower, vanity wash hand basin, low level wc, fully tiled splash-back, radiator, frosted window.

First Floor Landing Area

A good size landing area with doors to;

Principal Bedroom

13'9" x 9'9" (4.19 x 2.97)

Window to front aspect, built-in wardrobe, radiator.

Bedroom Four

8'2" x 8'3" (2.49 x 2.51)

window to rear aspect, radiator.

Bathroom

Window to rear aspect, free-standing claw fitted bath, towel rail, wc, circular sink with cabinet below, fully tiled walls.

Bedroom Two

13'1" x 11'1" (3.99 x 3.38)

Window to front aspect, built-in wardrobe, radiator.

Bedroom Three

15'11" x 12'10" (4.85 x 3.91)

Window to rear aspect, built-in wardrobe, radiator.

Second Floor Landing Area

Stairs from the first floor lead to the second floor landing with access to eaves storage area and further storage cupboard, skylight window, access to:

Attic Area

28'3" x 11'5" (8.61 x 3.48)

Useable attic area which vendors currently use as a spare bedroom, with window to side aspect.

Garage/Utility

14'2" x 13'10" (4.32 x 4.22)

With an up-and-over door leading to the partial garage for storage, a door leads to the utility which has a gas supply, two gas ovens with extractors over, Worcester Bosch boiler, stainless steel double sink, work-top area.

Garden

Having side access from the front, being mainly laid to patio with artificial turf and decked areas and there is a useful workshop/store with power and light. With fenced boundaries with mature shrub borders and trees. To the front there is driveway parking for several cars.

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.

Found in the charming historic market town of Berkeley, this spacious semi-detached house boasts four bedrooms, making it ideal for larger families or those who desire extra space for guests or a home office.

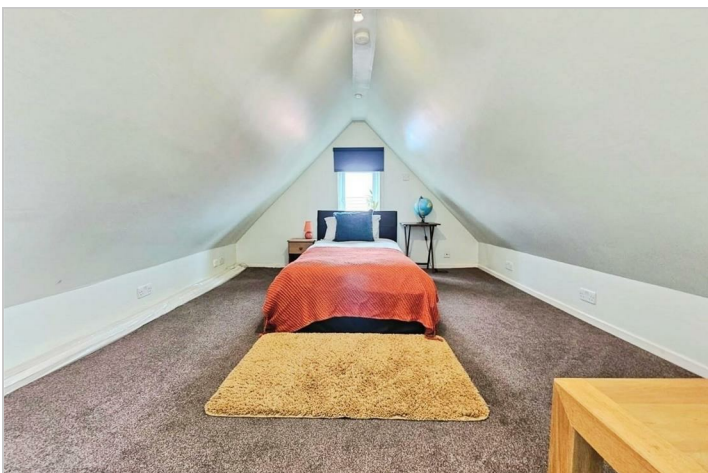
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining or relaxing with family. The well-appointed fitted kitchen/breakfast room is designed for both functionality and comfort, while the adjoining garden room offers a delightful space to enjoy the views of the established rear garden. A convenient downstairs shower room adds to the practicality of this home. The first floor features four generously sized bedrooms, complimented by a family bathroom which caters to the needs of the household. Additionally, the second floor houses a versatile attic area, which can serve as a play area or just extra storage space, depending on your requirements.

Externally, the property benefits from a front garden which provides parking for several vehicles, ensuring ample space for family and visitors alike. The rear garden is established with an abundance of plants and shrubs with extensive patio area, feature pergola seating area and a workshop/storage area that is perfect for gardening enthusiasts or those in need of additional storage solutions.

With its prime location in Berkeley, this property is not only a comfortable family home but also a gateway to the vibrant community and amenities that the town has to offer.

The picturesque town of Berkeley lies deep in the heart of Gloucestershire offering wonderful countryside on your doorstep, Historic Castle and Berkeley Estate. The property is a short walk from local amenities, doctors surgery, independent shops, cafes and primary school. The A38, M5 and M4 motorways provide convenient access to the north and south bringing the more major cities within easy commuter distance.

- Spacious Semi Detached Family Home
 - Lounge and Dining Room
 - Partial Garage with Generous Utility Area
- Useful Attic Area that the Current Vendor uses as a Bedroom
- Front Garden with Ample Driveway Parking
- Entrance Hallway, Downstairs Shower Room
- Fitted Kitchen/Breakfast Room and Garden Room
 - Four Bedrooms and Family Bathroom
- Established Rear Garden with Seating Areas
- Viewing Essential



Road Map



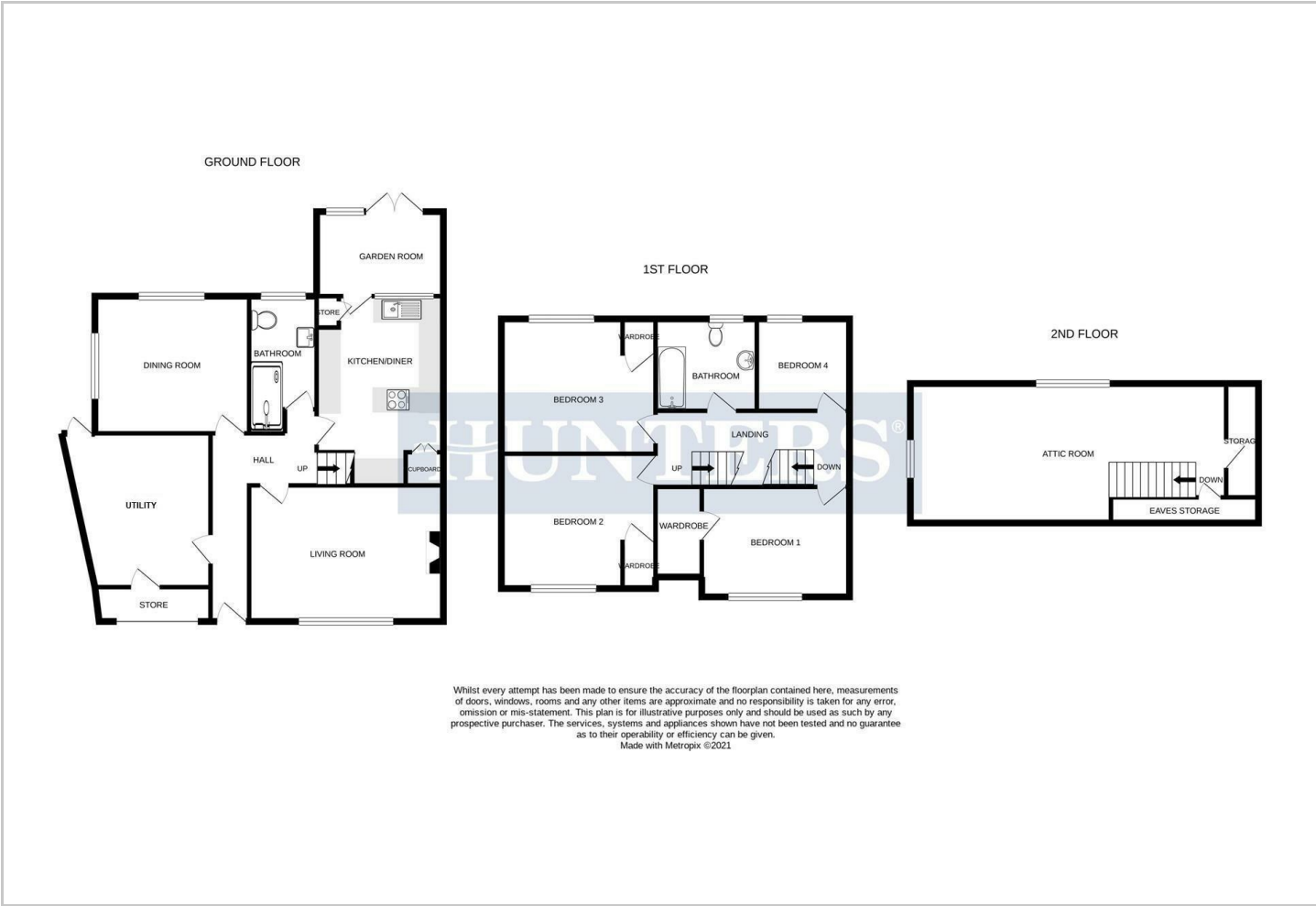
Hybrid Map



Terrain Map



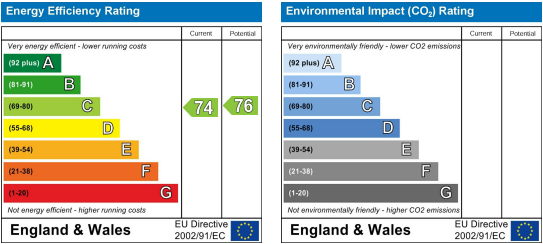
Floor Plan



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.