



Beautifully Presented Family Home  
3 Bedroom Semi-Detached Home  
Howmead, Berkeley, GL13

Guide Price £370,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



BEAUTIFULLY PRESENTED FAMILY HOME | THREE WELL PROPORTIONED BEDROOMS | ENTRANCE PORCH | CLOAKROOM  
LOUNGE WITH FEATURE FIREPLACE | SPACIOUS KITCHEN DINER WITH GARDEN ACCESS | ENCLOSED REAR GARDEN  
EPC RATING: TBC | GAS CENTRAL HEATING | DOUBLE GLAZING | SINGLE GARAGE & DRIVEWAY PARKING

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## Howmead, Berkeley, GL13

This beautifully presented and well-proportioned family home is sure to impress.

The layout is carefully considered throughout, offering a spacious and inviting family home to enjoy, both inside and out.

This gorgeous family home is within walking distance of the historic town centre of Berkeley, with all the amenities that this charming town has to offer.



Accommodation comprises an entrance porch, lounge, kitchen /diner with garden access, utility area, cloakroom with w/c and wash hand basin, then upstairs offers three well-proportioned bedrooms and a family bathroom. Further benefits include off-street parking, enclosed garden, double glazing, and gas central heating.

Viewing is highly recommended.

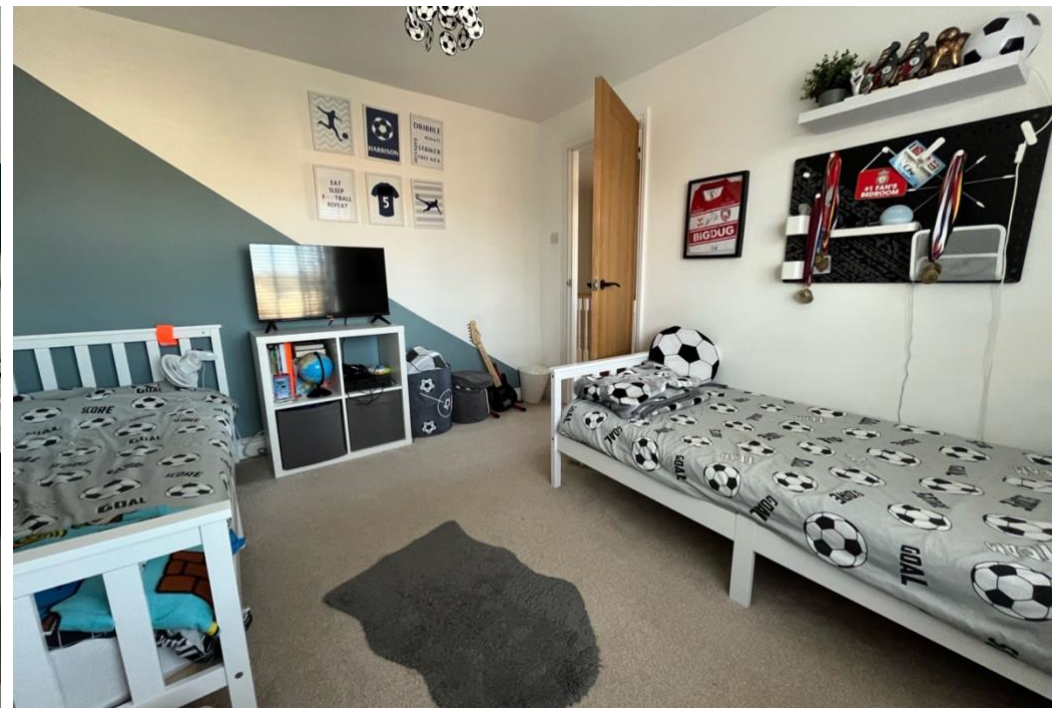
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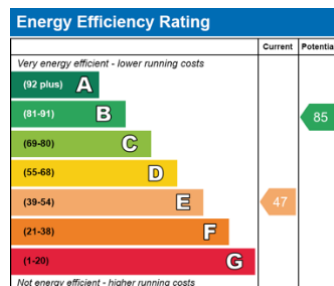
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# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** C (£2,059.02)

**EPC Rating:** E (Expired, New EPC to follow)



# UTILITIES

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Supply

# BROADBAND & TELEPHONE

**Broadband: (Highest available speeds – Download / Upload)**

Standard: 16Mbps / 1Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: 1000Mbps / 1000Mbps

**Mobile Telephone:**

EE\*, Three\*, O2\*, Vodafone\*

\*some limited indoor coverage

For more information, visit <https://checker.ofcom.org.uk>

# VIEWINGS

**Viewings are available by appointment only.**

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk)



## IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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