



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 595 ft<sup>2</sup>  
 55.2 m<sup>2</sup>

Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE 360



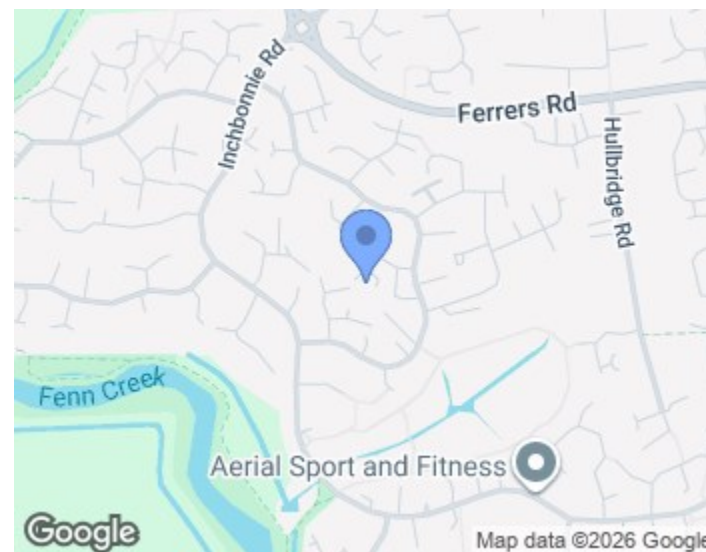
## 8 Gold Berry Mead, South Woodham Ferrers, CM3 5WT

Located in a popular residential area of South Woodham Ferrers, this well-presented two-bedroom freehold end-of-terrace home is ready to move straight into and would make an ideal first-time purchase, investment, or downsizing opportunity.

The property offers bright and spacious accommodation throughout, including a good sized kitchen, comfortable living space, and two good-sized bedrooms. Outside, there is a spacious rear garden, along with the added benefit of a garage and off-road parking directly in front.

Conveniently situated close to local amenities, schools, and transport links, this home offers a practical living space. Freehold. With an EPC rating of D and council tax band C.

**Price £315,000**



**Lounge 15'5 x 11'10 (4.70m x 3.61m)**

Double glazed window to front of property. Fireplace feature and radiator. With access to stair case and kitchen.

**Kitchen 10'7 x 11'10 (3.23m x 3.61m)**

Fully fitted kitchen with fitted boiler. Double glazed window overlooking the garden and radiator.

**Master bedroom 11'2 x 11'10 (3.40m x 3.61m)**

Double bedroom with radiator and double glazed window.

**Bedroom 2 7'11 x 11'00 (2.41m x 3.35m)**

Double bedroom with radiator and double glazed window.

**Bathroom 6'6 x 4'4 (1.98m x 1.32m)**

Fitted bathroom with full sized bath, WC and hand basin. Double glazed window and radiator.

**Garden 35'5" x 17'8" (10.8 x 5.4)**

Spacious garden with lawn and patio area, electric point and gated side access.

**AGENTS NOTE**

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your

co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- End of terrace house
- 2 Spacious bedrooms
- Garage
- Chain free
- Great school catchment
- Ready to move into
- Side access to garden
- EPC rating D
- Council tax band C
- Freehold

