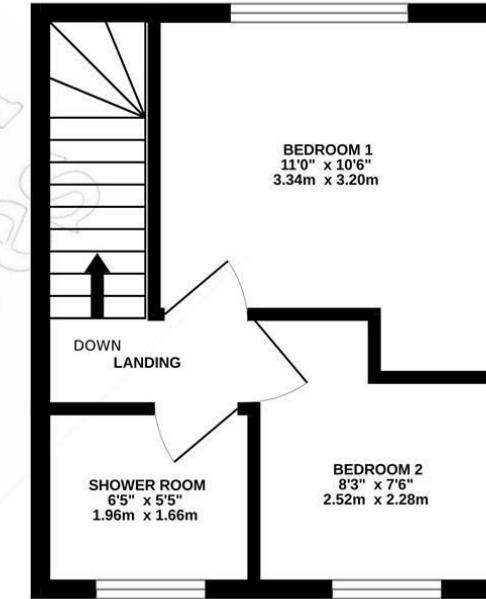
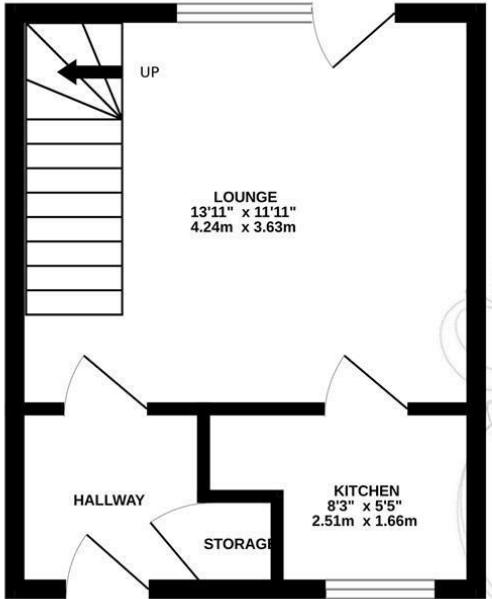


GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.

1ST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



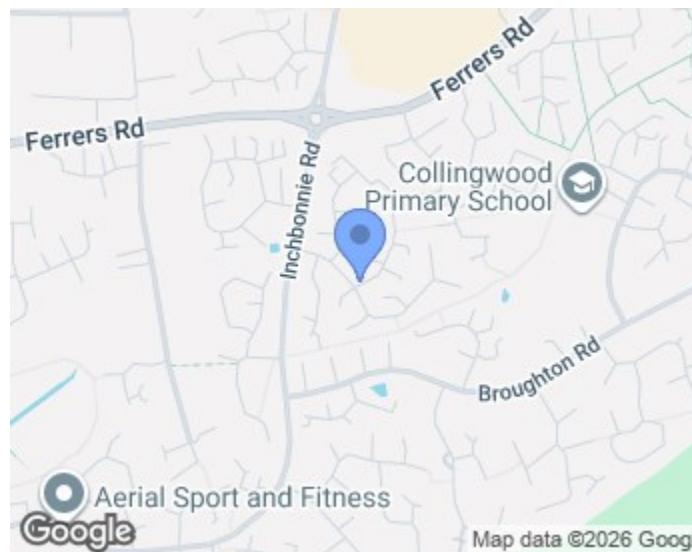
TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 13 Berry Vale, South Woodham Ferrers, Essex CM3 5GY

This is the perfect starter 2-bedroom home. Ground floor features a spacious lounge and compact kitchen, while upstairs provides two bedrooms and a shower room. Externally there is a rear garden and allocated parking. No onward chain. Ideal for first-time buyers seeking an affordable, move-in ready property. Tenure: Freehold - EPC Rating: C - Council Tax Band: B



£250,000

## Accommodation

### GROUND FLOOR

#### Hallway

#### Storage Cupboard

Lounge: 13'11" x 11'11 (4.24m x 3.63m)

Kitchen: 8'3" x 5'3" (2.51m x 1.60m)

### FIRST FLOOR

#### Landing

Bedroom 1: 11'0" x 10'6 (3.35m x 3.20m)

Bedroom 2: 8'3" x 7'6 (2.51m x 2.29m)

#### Shower Room

### EXTERIOR

#### Rear Garden

#### Allocated Parking

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.

- Two-bedroom, two-story home perfect for first time buyers
- Walking distance of the town
- Lounge and separate kitchen
- Master bedroom with an abundance of wardrobes
- Modern boiler
- Allocated parking
- Private garden
- NO ONWARD CHAIN
- Ideal for commuters, close to transport links
- Tenure: Freehold - EPC Rating: C - Council Tax Band: B

