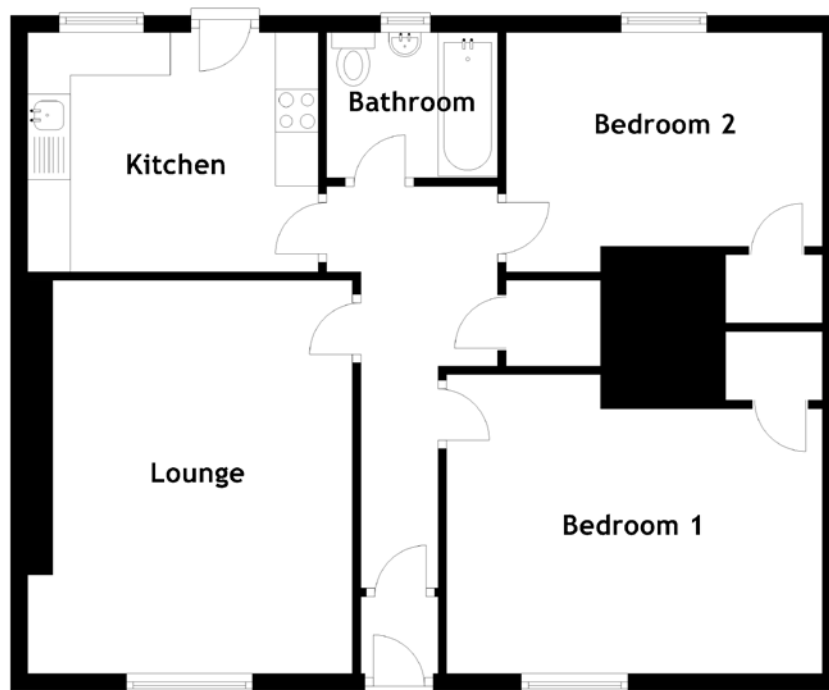


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

