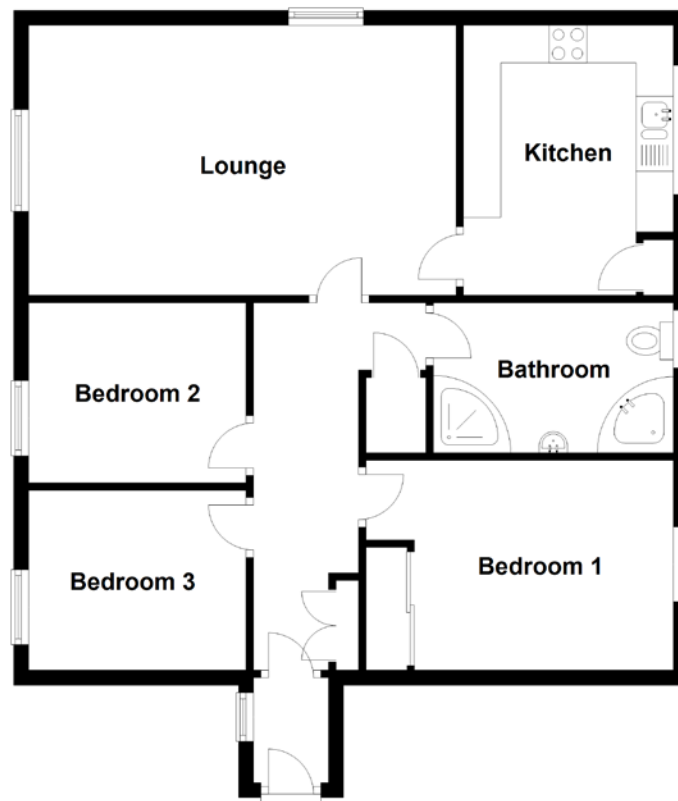


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 2.70m (8'10")
Bedroom 2	2.90m (9'6") x 2.40m (7'10")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	3.20m (10'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): The property is sold, including some floor coverings, kitchen white goods, curtains, blinds, and light fittings.

