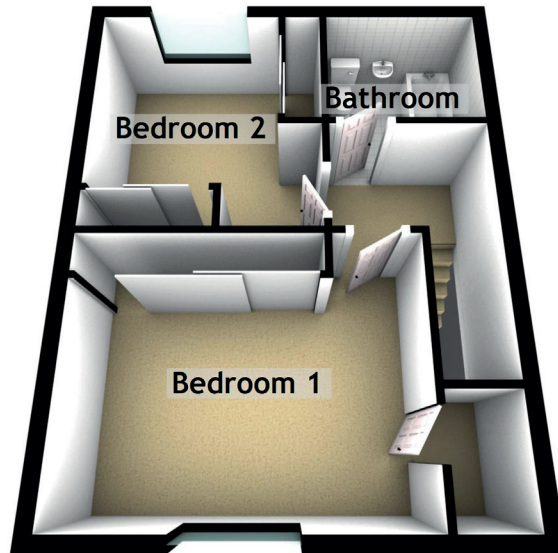
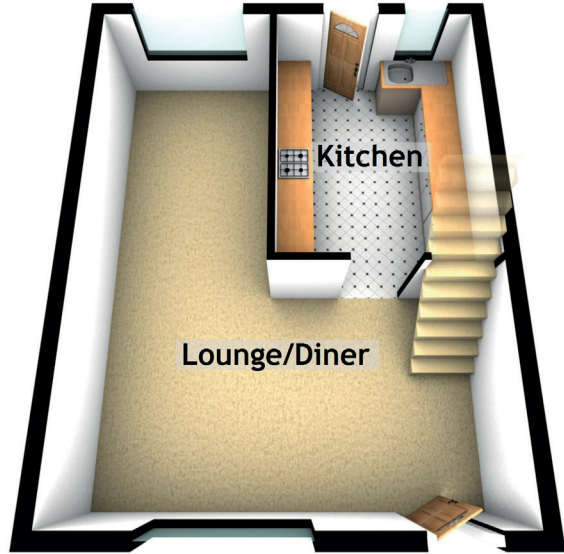


# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.80m (22'4") x 5.30m (17'5")
Kitchen	3.70m (12'2") x 2.81m (9'2")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): The property has previously had permission for a garage. This may be possible subject to planning re-approval.

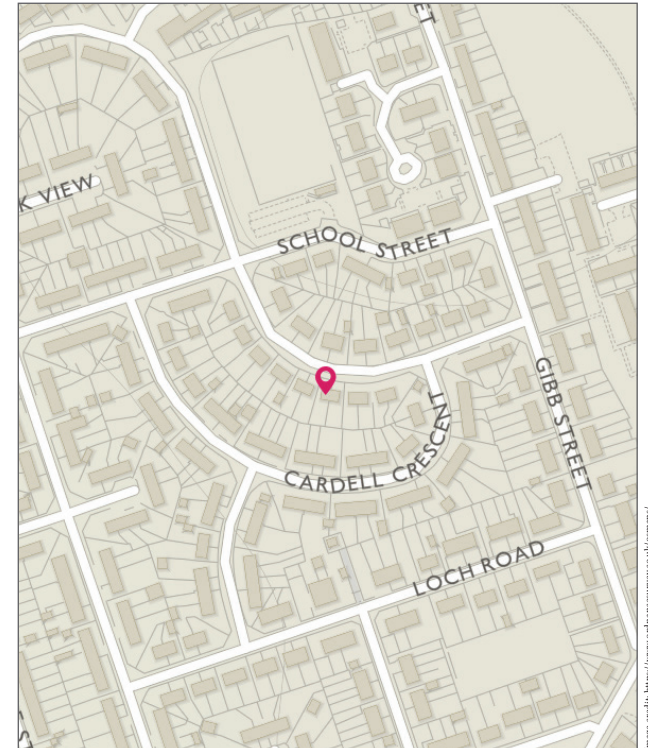


Image credit: <https://www.outline-survey.co.uk/comps/>