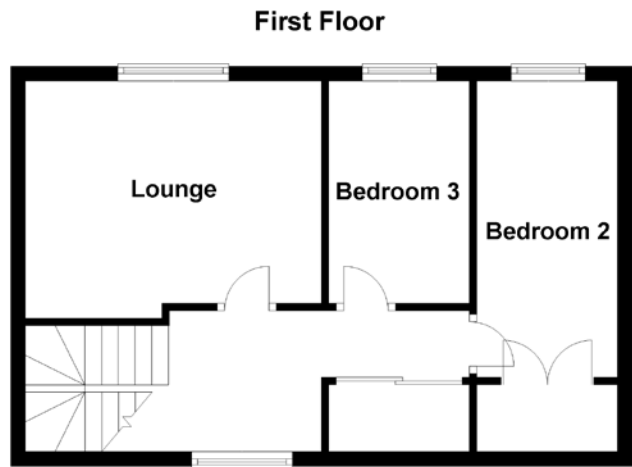
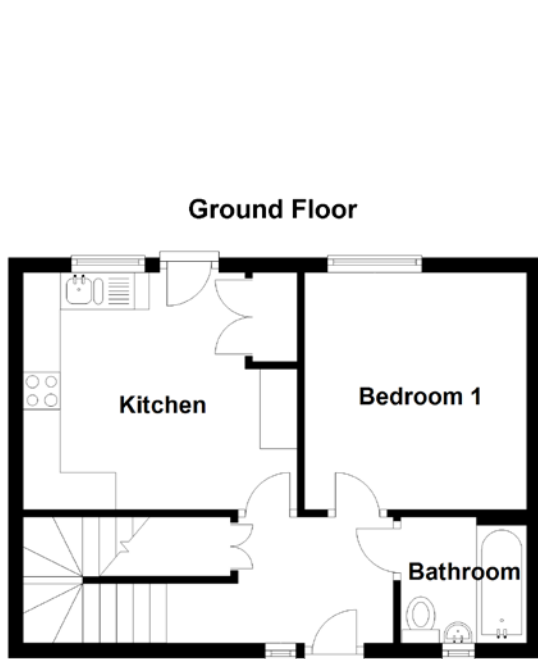


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor  
 Kitchen 3.70m (12'2") max x 3.20m (10'6")  
 Bathroom 1.70m (5'7") x 1.70m (5'7")  
 Bedroom 1 3.20m (10'6") x 3.00m (9'10")

First Floor  
 Lounge 4.00m (13'1") x 3.30m (10'10")  
 Bedroom 2 4.00m (13'1") x 1.90m (6'3")

Bedroom 3 3.00m (9'10") x 1.90m (6'3")

Attic 7.80m (25'7") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: D

Buyer's Premium Value: 3500.00

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

