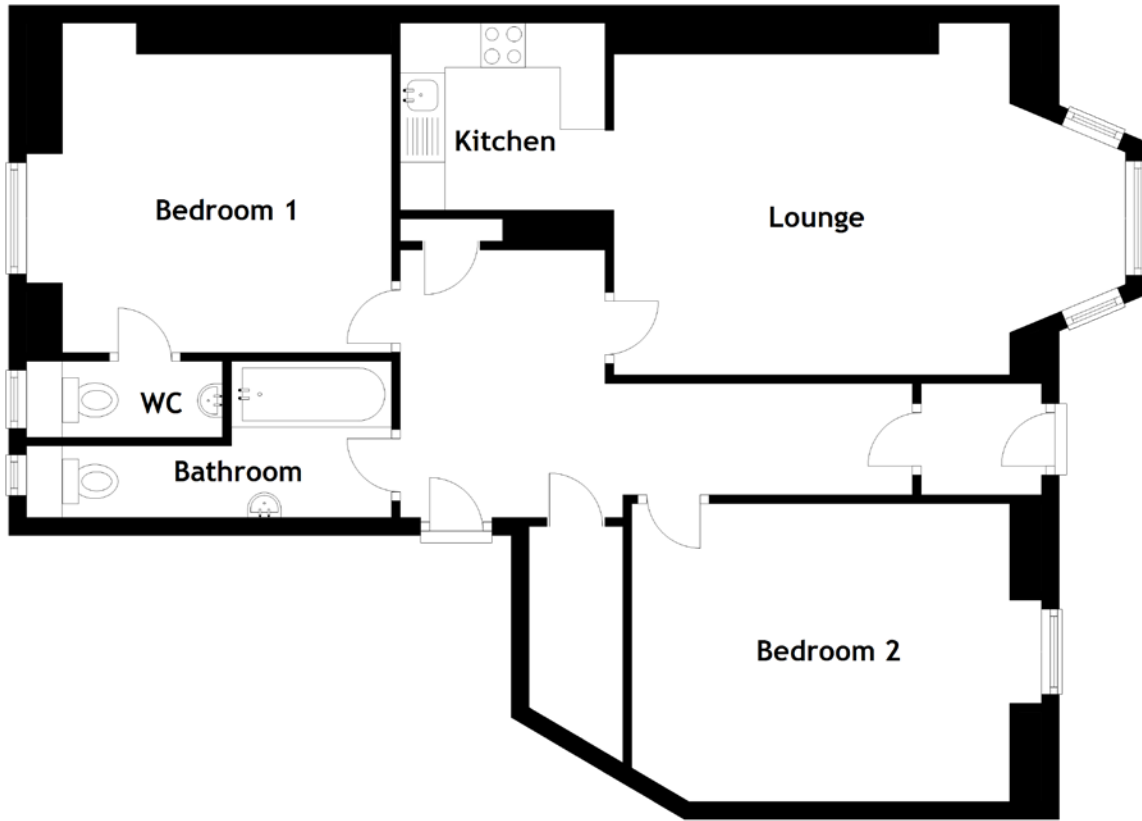


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 5.75m (18'11") x 3.60m (11'10")  
 Kitchen 2.30m (7'7") x 2.10m (6'11")  
 Bedroom 1 4.10m (13'6") x 3.35m (11')  
 Bedroom 2 4.25m (13'11") x 3.35m (11')

WC 1.80m (5'11") x 0.85m (2'9")  
 Bathroom 4.00m (13'1") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
 EPC Rating: D

Buyer's Premium Value: £ 2600.00

