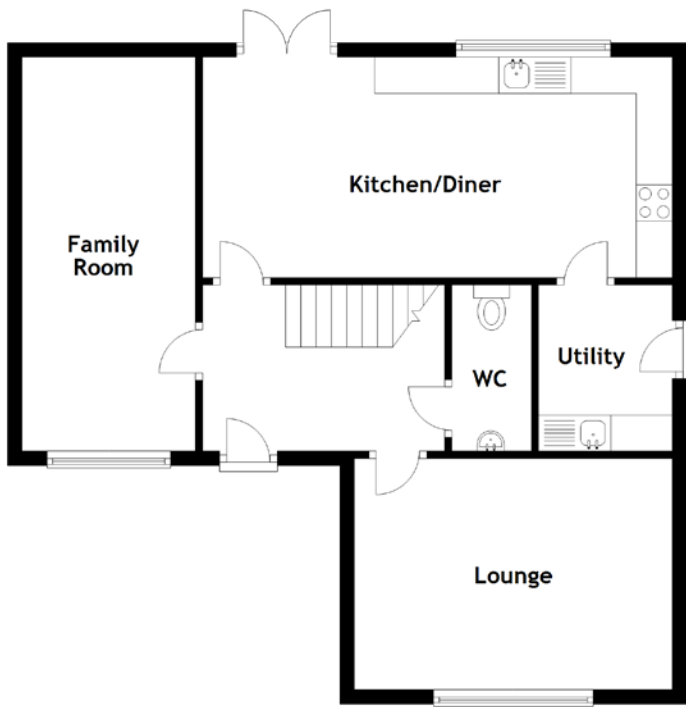


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen/Diner	6.50m (21'4") x 3.05m (10')
Utility	2.30m (7'7") x 1.85m (6'1")
Family Room	5.40m (17'9") x 2.40m (7'10")
WC	2.30m (7'7") x 1.10m (3'7")
Bathroom	2.20m (7'3") x 1.95m (6'5")
Bedroom 1	4.25m (13'11") x 3.04m (10')

En-suite	2.30m (7'6") x 1.85m (6'1")
Bedroom 2	3.65m (12') x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bedroom 4	3.20m (10'6") x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 133m<sup>2</sup>

EPC Rating: B

Buyer's Premium Value: £3600.00

