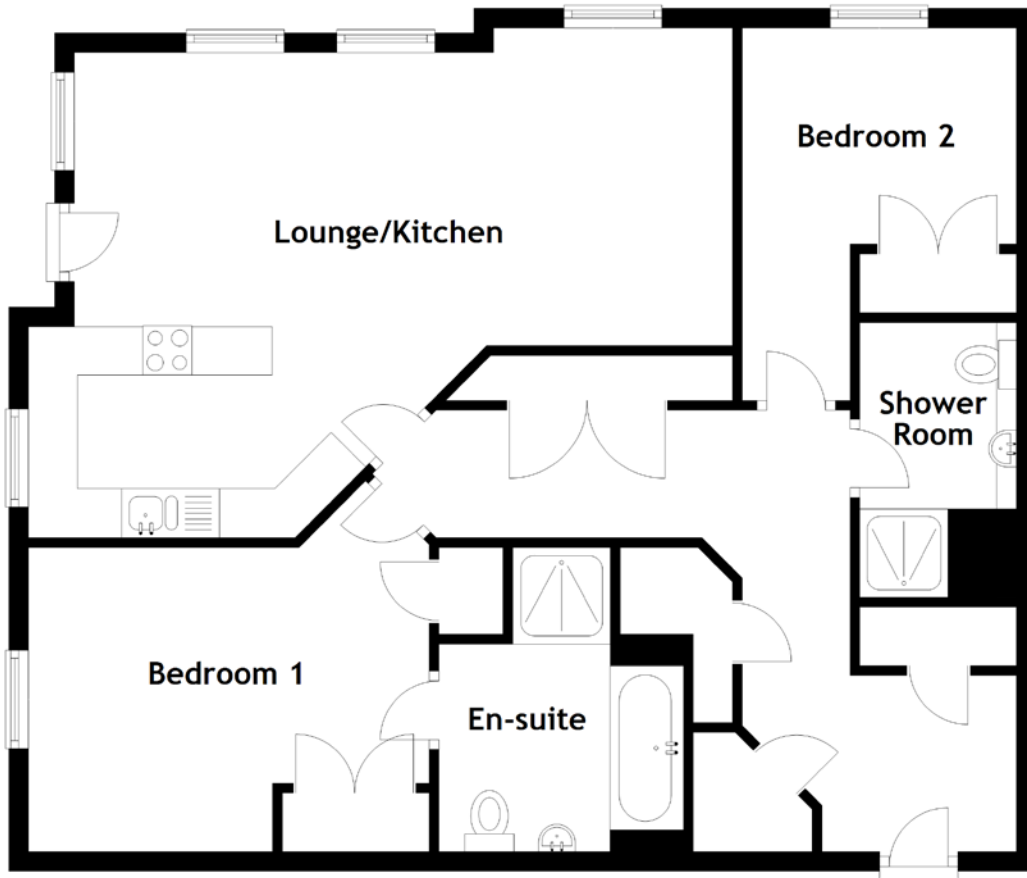


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.00m (19'8") x 5.40m (17'9")
Shower Room	2.80m (9'2") x 1.60m (5'3")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
En-suite	3.10m (10'2") x 2.50m (8'2")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")

Gross internal floor area (m²): 81m²
EPC Rating: C

Extras: The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances. Other soft furnishings and electrical items are by separate negotiation.

