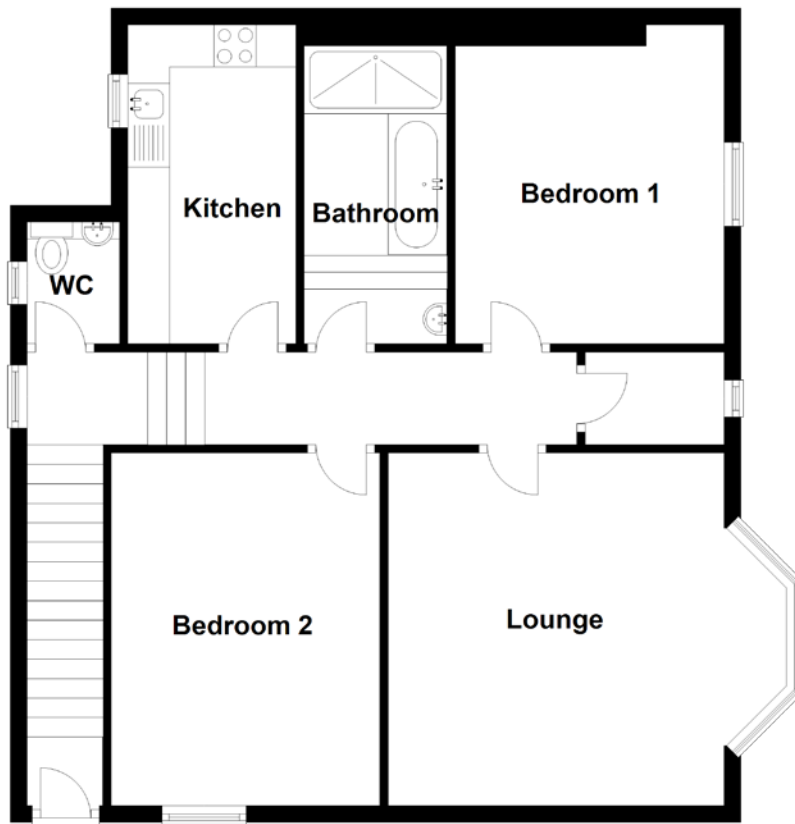


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 5.00m (16'5") x 4.20m (13'9")  
 Kitchen 3.80m (12'6") x 2.00m (6'7")  
 Bedroom 1 3.80m (12'6") x 3.20m (10'6")  
 Bedroom 2 4.20m (13'9") x 3.20m (10'6")

Bathroom 3.55m (11'8") x 1.70m (5'7")  
 WC 1.45m (4'9") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
 EPC Rating: C  
 Buyer's Premium Value: £2,500

