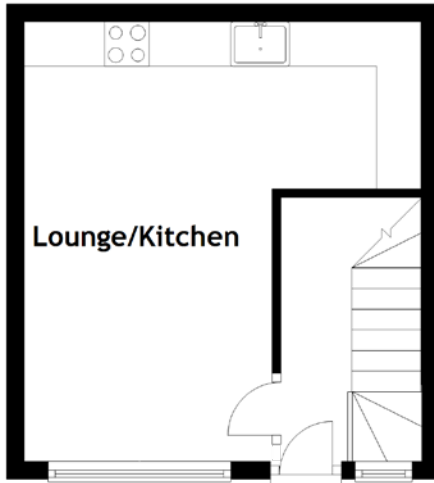
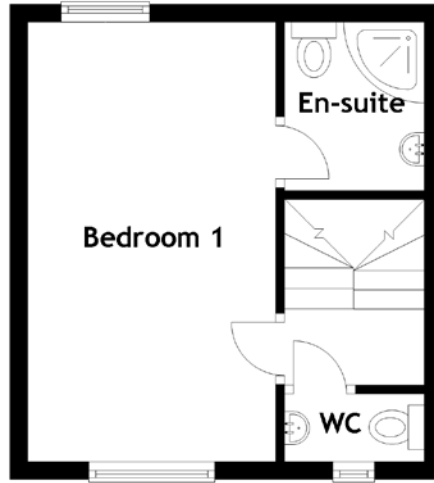


FLOOR PLAN, DIMENSIONS & MAP

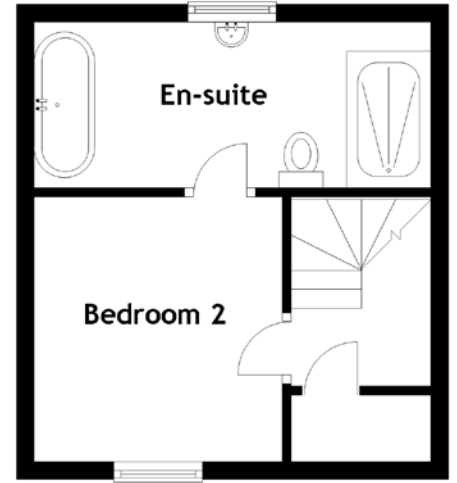
Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor
Lounge/Kitchen 4.95m (16'3") x 4.48m (14'8")

First Floor
Bedroom 1 4.83m (15'10") x 3.10m (10'2")
En-suite 1.90m (6'3") x 1.58m (5'2")
WC 1.54m (5'1") x 0.76m (2'6")

Second Floor
Bedroom 2 2.99m (9'10") x 2.98m (9'9")
En-suite 4.67m (15'4") x 1.90m (6'3")

Gross internal floor area (m²): 71m²

EPC Rating: D

Extras (Included in the sale): Kitchen/living room furniture available by separate negotiation.

