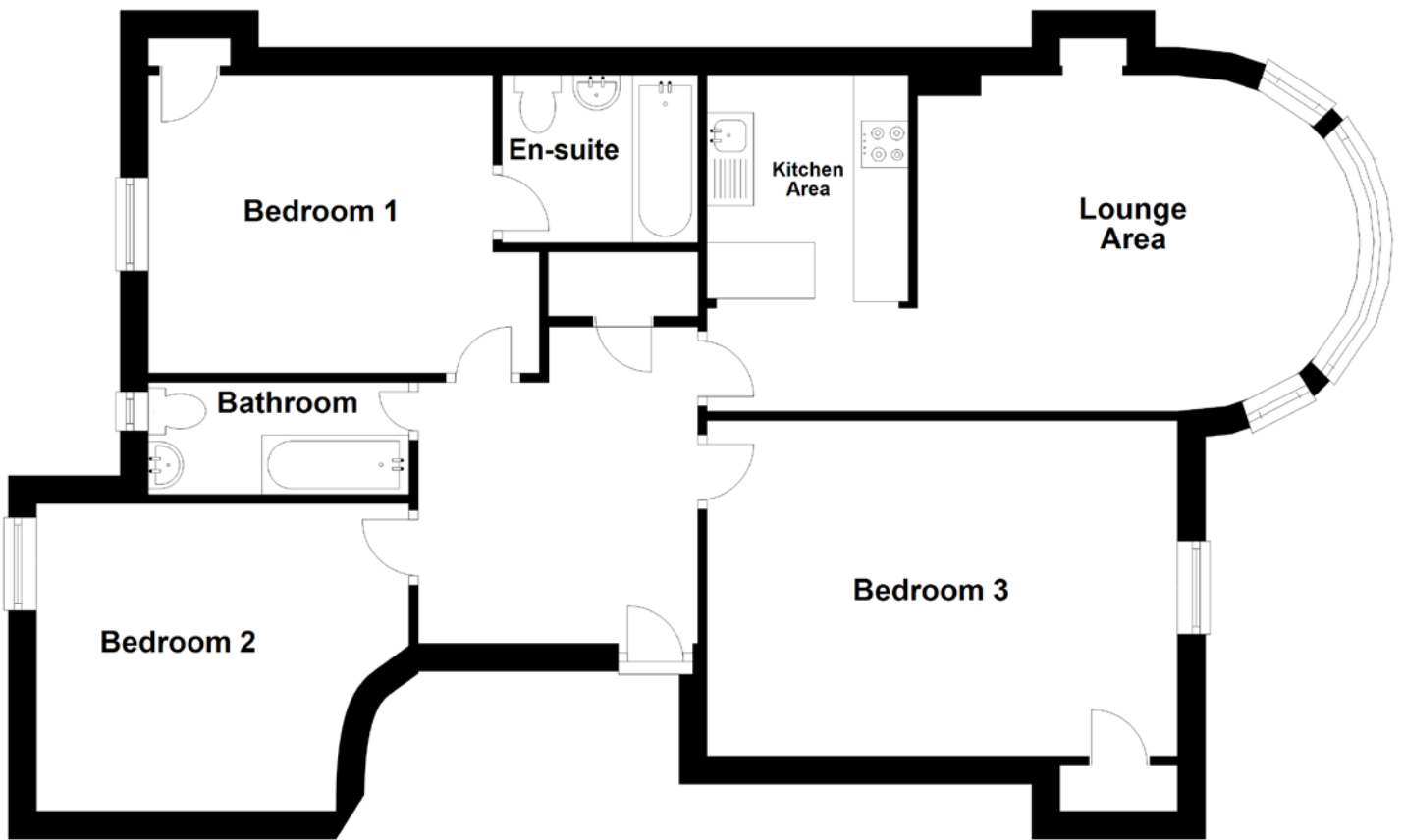


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge Area	5.05m (16'7") x 3.61m (11'10")
Kitchen Area	2.45m (8'1") x 2.16m (7'1")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
En-suite	2.10m (6'11") x 1.80m (5'11")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")

Bathroom

2.80m (9'2") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: F

Extras Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.

