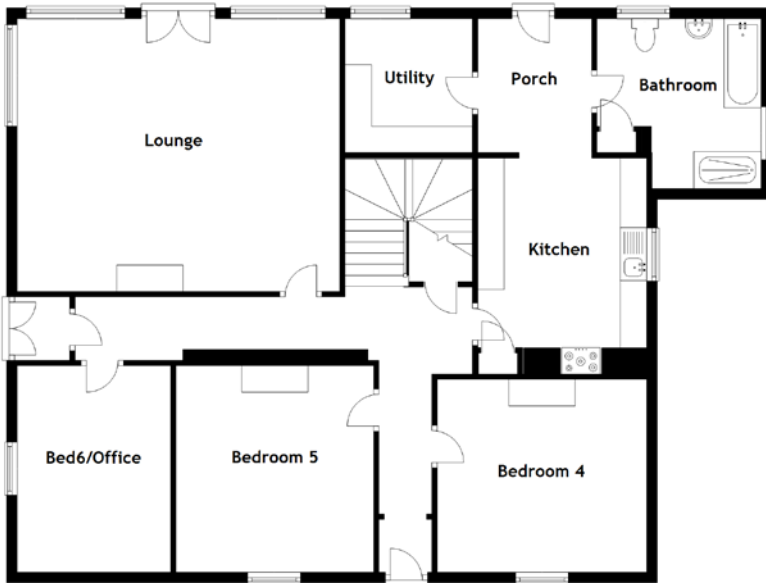


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Kitchen	4.08m (13'5") x 3.19m (10'6")
Utility	2.51m (8'3") x 2.35m (7'8")
Bedroom 4	3.96m (13') x 3.64m (11'11")
Bedroom 5	4.12m (13'6") x 3.74m (12'3")
Bed6/Office	3.90m (12'10") x 2.90m (9'6")
Lounge	6.10m (20') x 5.15m (16'11")
Bathroom	3.65m (12') x 3.10m (10'2")

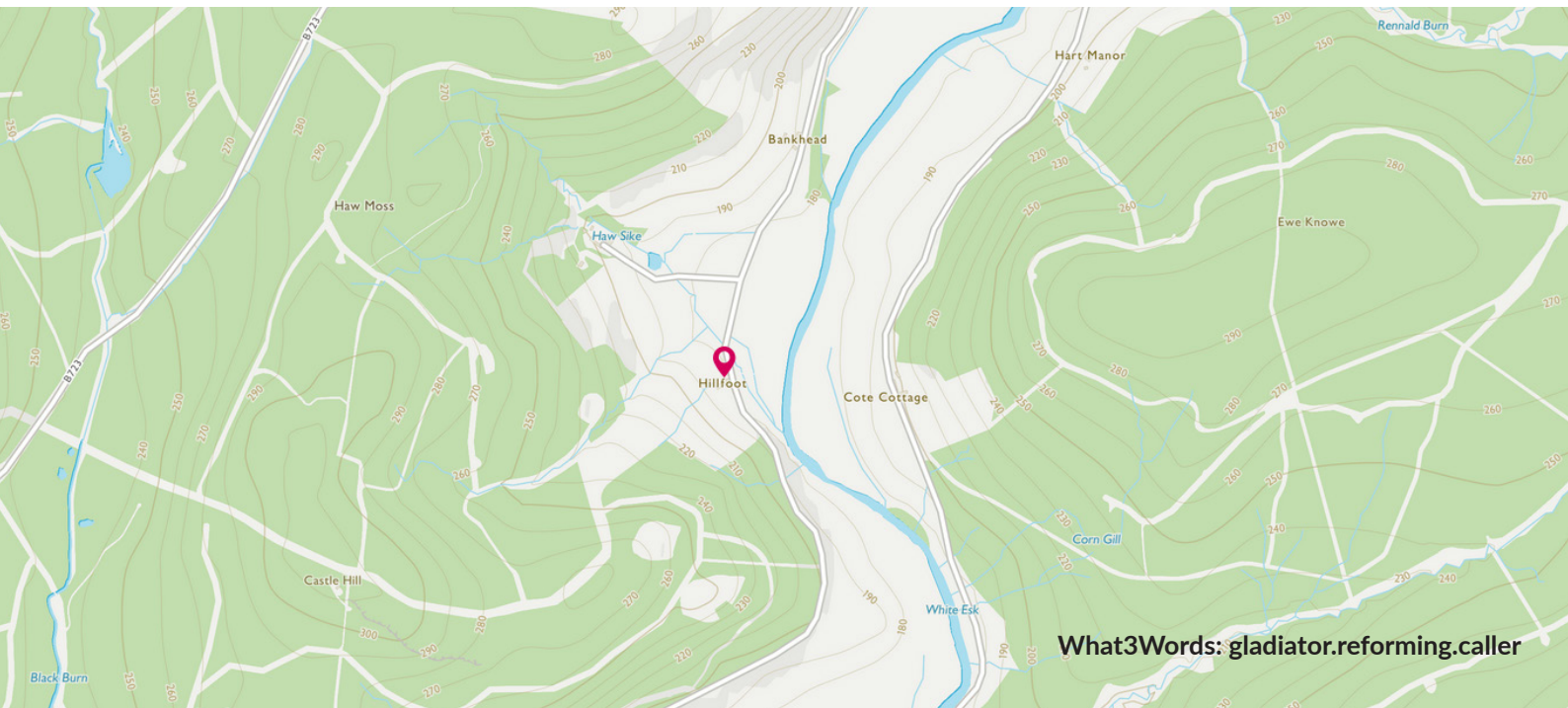
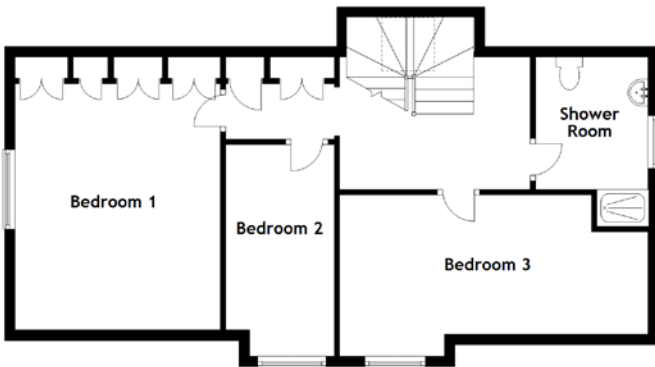
First Floor

Bedroom 1	3.99m (13'1") x 3.88m (12'9")
Bedroom 2	3.32m (10'11") x 2.38m (7'10")
Bedroom 3	5.94m (19'6") x 3.04m (10')
Shower Room	2.41m (7'11") x 2.24m (7'4")

Gross internal floor area (m²): 203m²

EPC Rating: E

Extras (Included in the sale): Made to measure window dressings, white goods and some furnishings may be available by separate negotiation.



What3Words: [gladiaator.reforming.caller](https://www.what3words.com/gladiaator.reforming.caller)