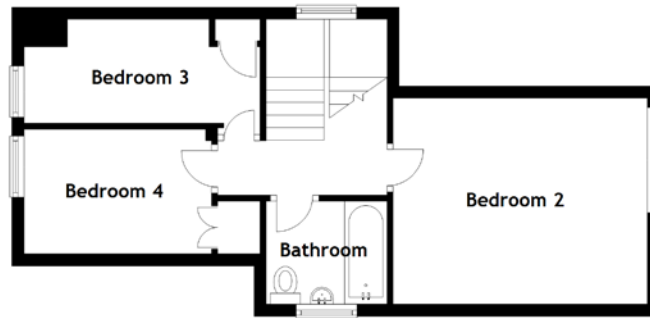
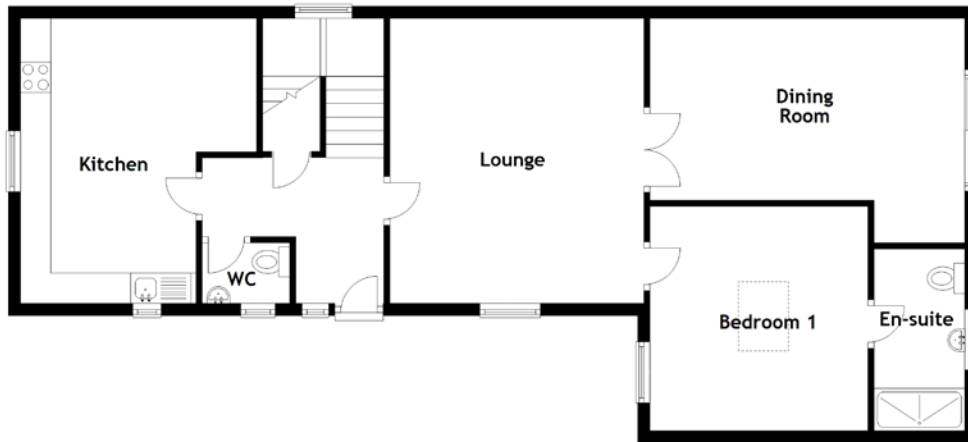


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.20m (13'9")
Family Room	5.20m (17'1") x 3.70m (12'2")
Kitchen	4.75m (15'7") x 3.90m (12'10")
WC	1.45m (4'9") x 1.00m (3'3")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
En-suite	3.00m (9'10") x 1.50m (4'11")

Bedroom 2	4.40m (14'5") x 3.40m (11'2")
Bedroom 3	4.10m (13'5") x 2.05m (6'9")
Bedroom 4	3.10m (10'2") x 2.05m (6'9")
Bathroom	1.95m (6'5") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £2400.00

