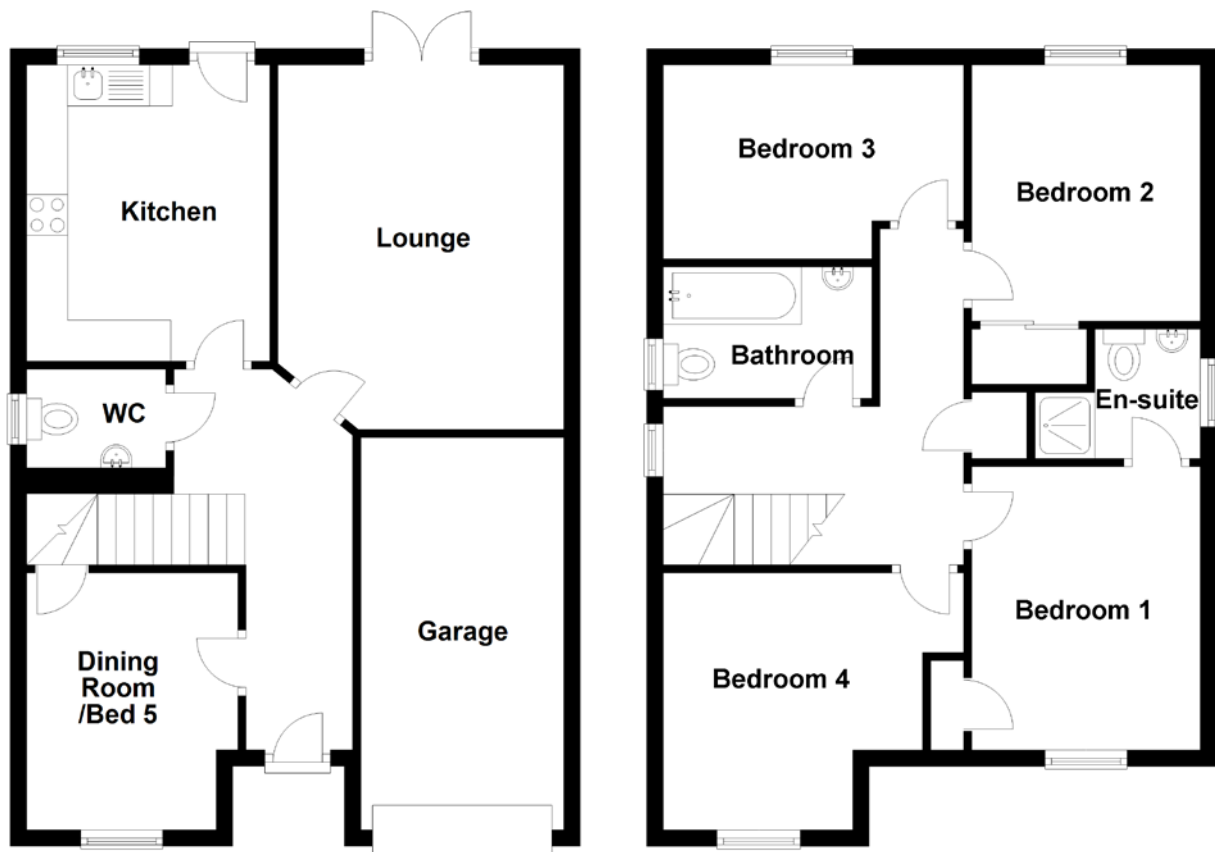


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.44m (14'7") x 3.48m (11'5")
Kitchen	3.61m (11'10") x 2.96m (9'9")
Dining Room/Bed 5	3.13m (10'3") x 2.57m (8'5")
Bedroom 1	3.45m (11'4") x 2.78m (9'1")
Bedroom 2	3.12m (10'3") x 2.85m (9'4")
Bedroom 3	3.66m (12') x 2.36m (7'9")
Bedroom 4	3.74m (12'3") x 3.20m (10'6")

Bathroom  
Garage

2.54m (8'4") x 1.60m (5'3")  
4.78m (15'8") x 2.47m (8'1")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

