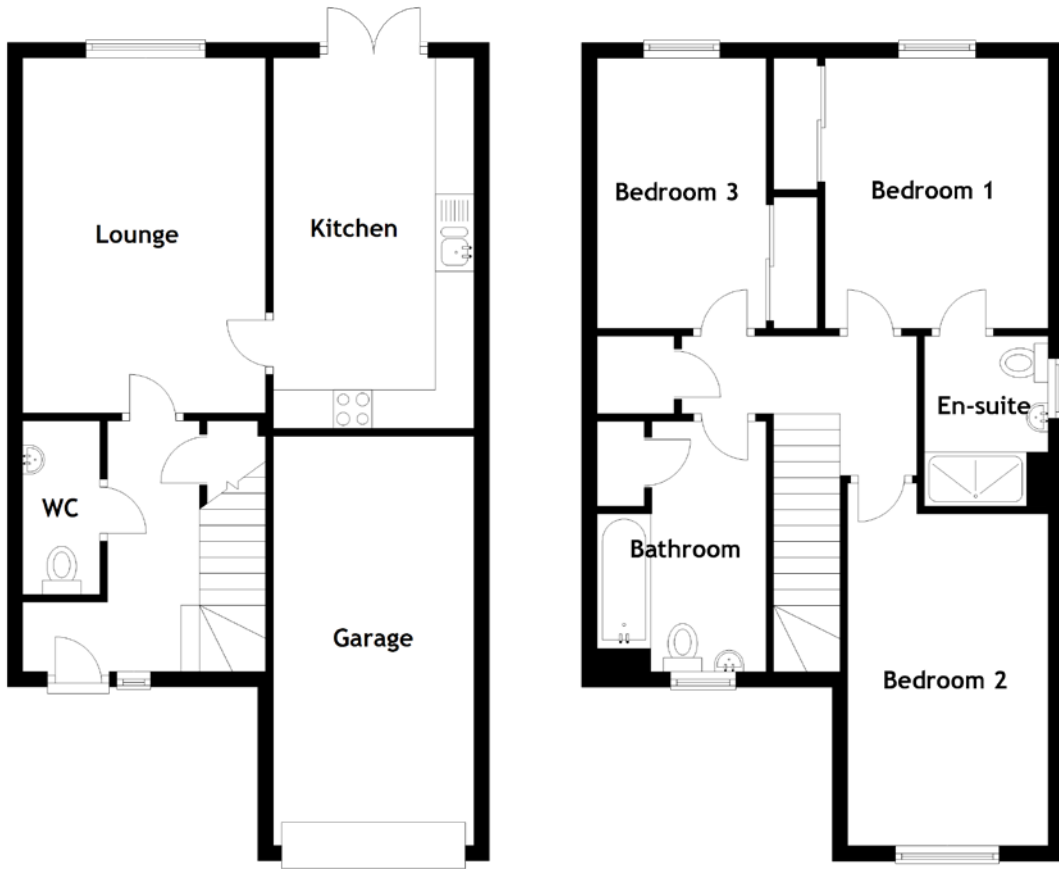


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.60m (15'1") x 3.15m (10'4") |
| Kitchen | 4.80m (15'9") x 2.60m (8'6") |
| WC | 2.25m (7'5") x 1.00m (3'3") |
| Bedroom 1 | 3.50m (11'6") x 2.90m (9'6") |
| En-suite | 2.20m (7'3") x 1.60m (5'3") |
| Bedroom 2 | 4.70m (15'5") x 2.60m (8'6") |
| Bedroom 3 | 3.50m (11'6") x 2.15m (7'1") |

| | |
|----------|-------------------------------|
| Bathroom | 3.25m (10'8") x 2.10m (6'11") |
| Garage | 5.30m (17'5") x 2.60m (8'6") |

Gross internal floor area (m²): 88m² | EPC Rating: C

Buyer's Premium Value: £2500.00

Extras: Floor coverings, light fittings, blinds, and integrated appliances

