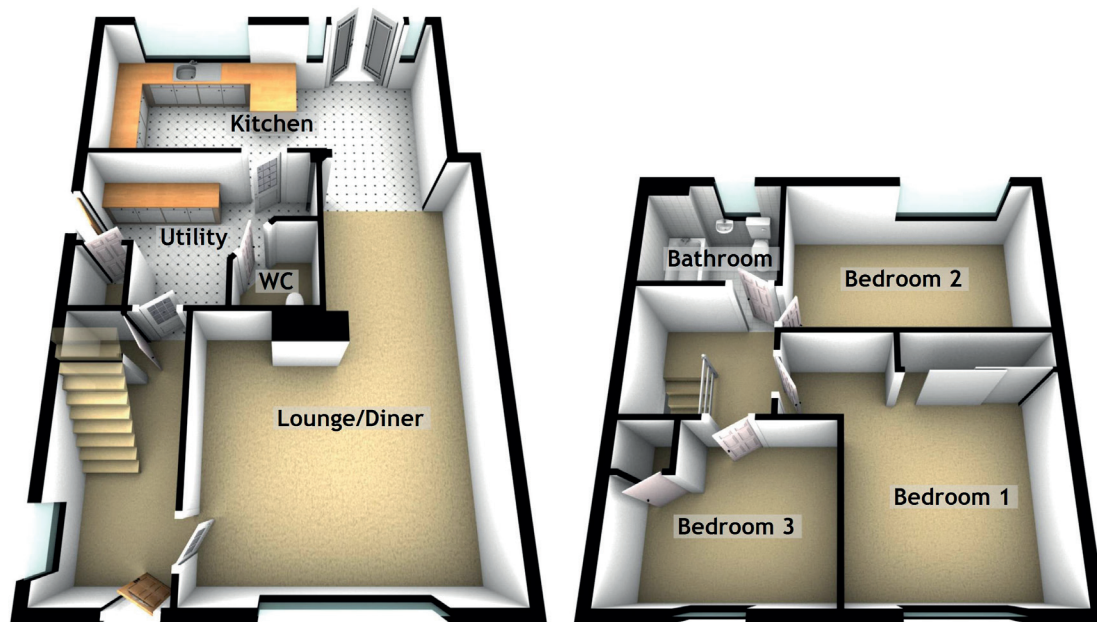


# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.95m (22'10") x 4.70m (15'5")
Kitchen	6.30m (20'8") x 3.00m (9'10")
Utility	4.10m (13'5") x 2.85m (9'4")
WC	1.50m (4'11") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 4.10m (13'6")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.65m (8'8")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: C

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

