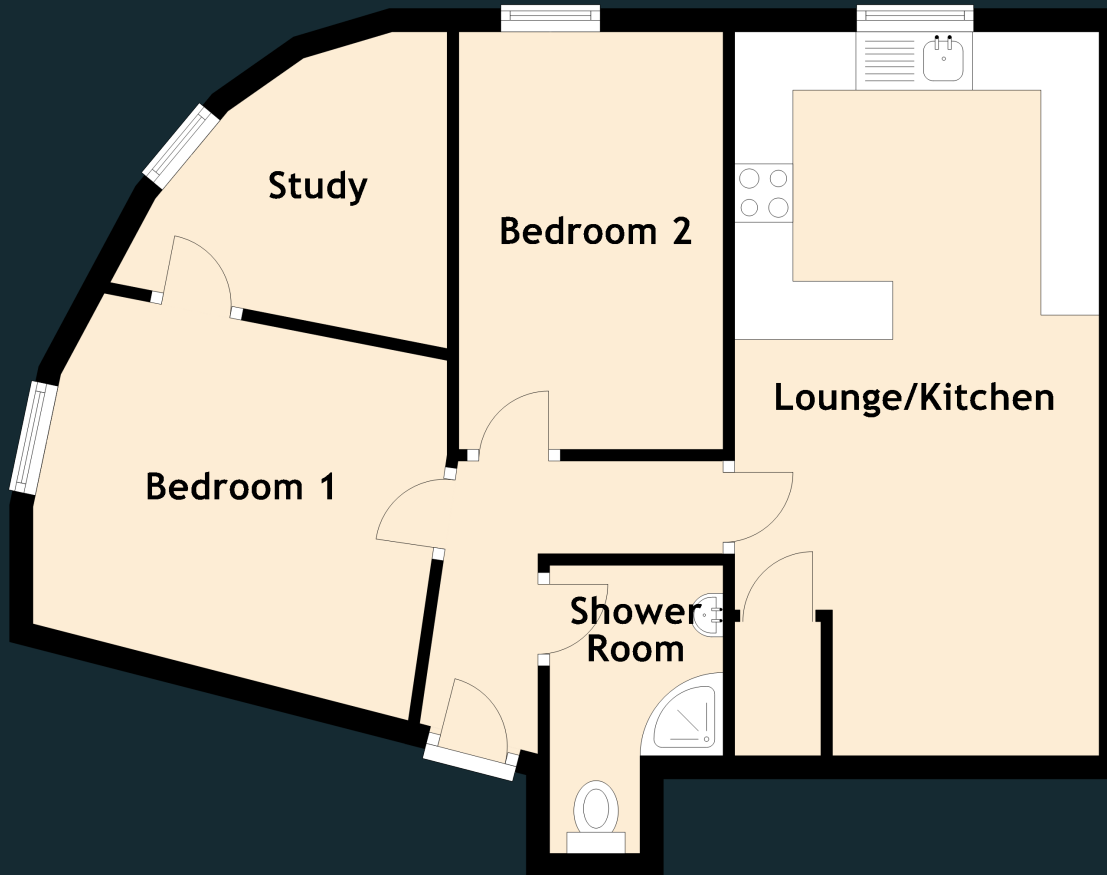


SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|----------------|--------------------------------|
| Lounge/Kitchen | 6.21m (20'4") x 3.13m (10'3") |
| Bedroom 1 | 3.52m (11'7") x 3.31m (10'10") |
| Bedroom 2 | 3.58m (11'9") x 2.27m (7'5") |
| Study | 2.79m (9'2") x 2.37m (7'9") |
| Shower Room | 1.89m (6'3") x 1.49m (4'11") |

Gross internal floor area (m²): 54m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, window dressings, large furniture and appliances.

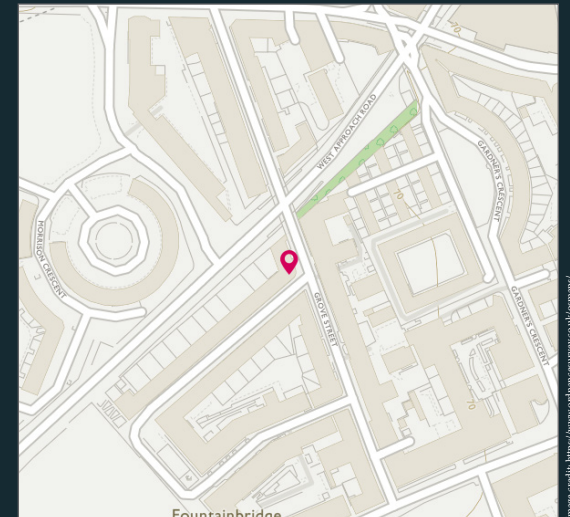


Image credit: <https://www.outlinesurvey.co.uk/home.asp>