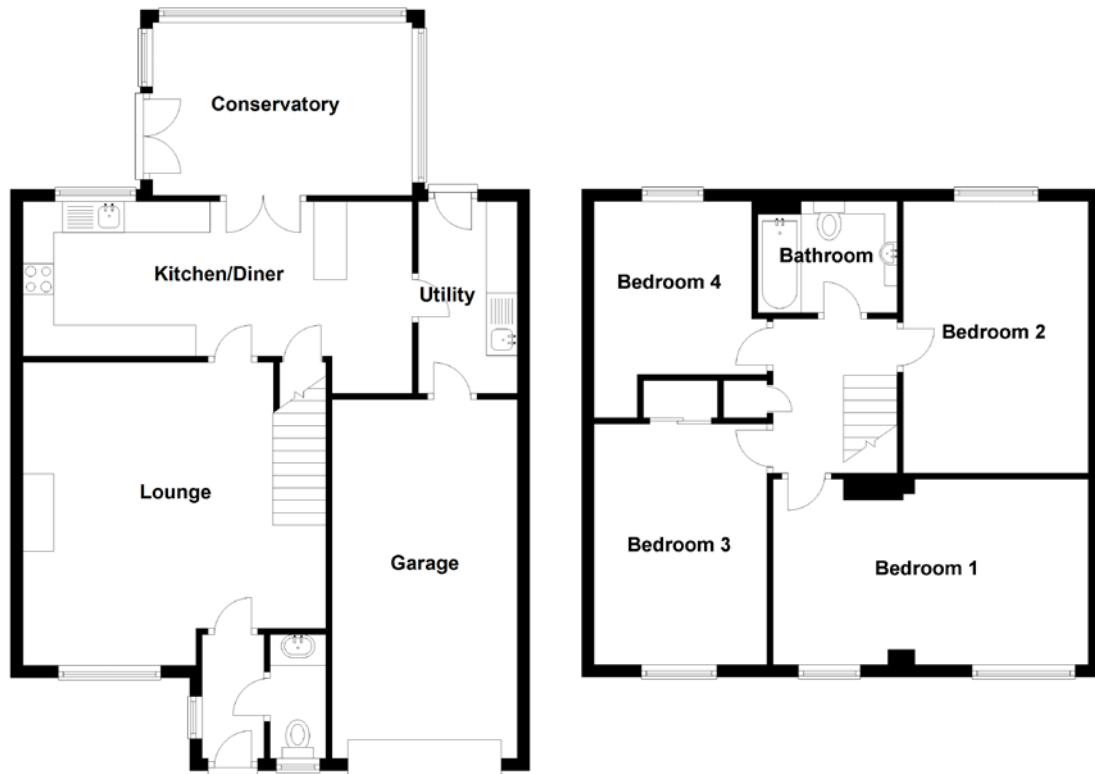


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.90m (16'1")
Kitchen/Diner	6.30m (20'8") x 3.10m (10'2")
Utility	3.10m (10'2") x 1.60m (5'3")
Conservatory	4.20m (13'9") x 2.80m (9'2")
Bedroom 1	5.30m (17'5") x 3.00m (9'10")
Bedroom 2	4.40m (14'5") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 2.80m (9'2")

Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.80m (5'11")
Garage	5.80m (19') x 3.00m (9'10")

Gross internal floor area (m²): 119m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and feature fireplace.

