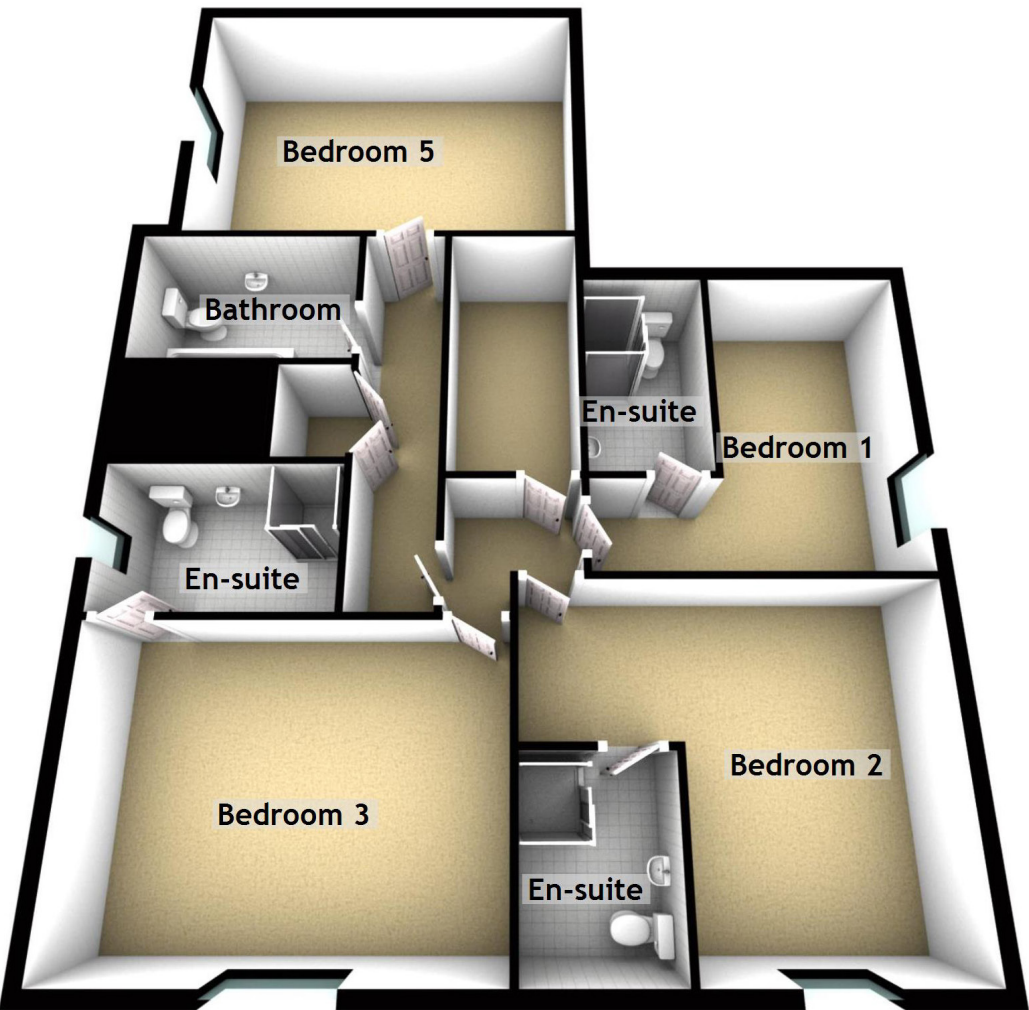
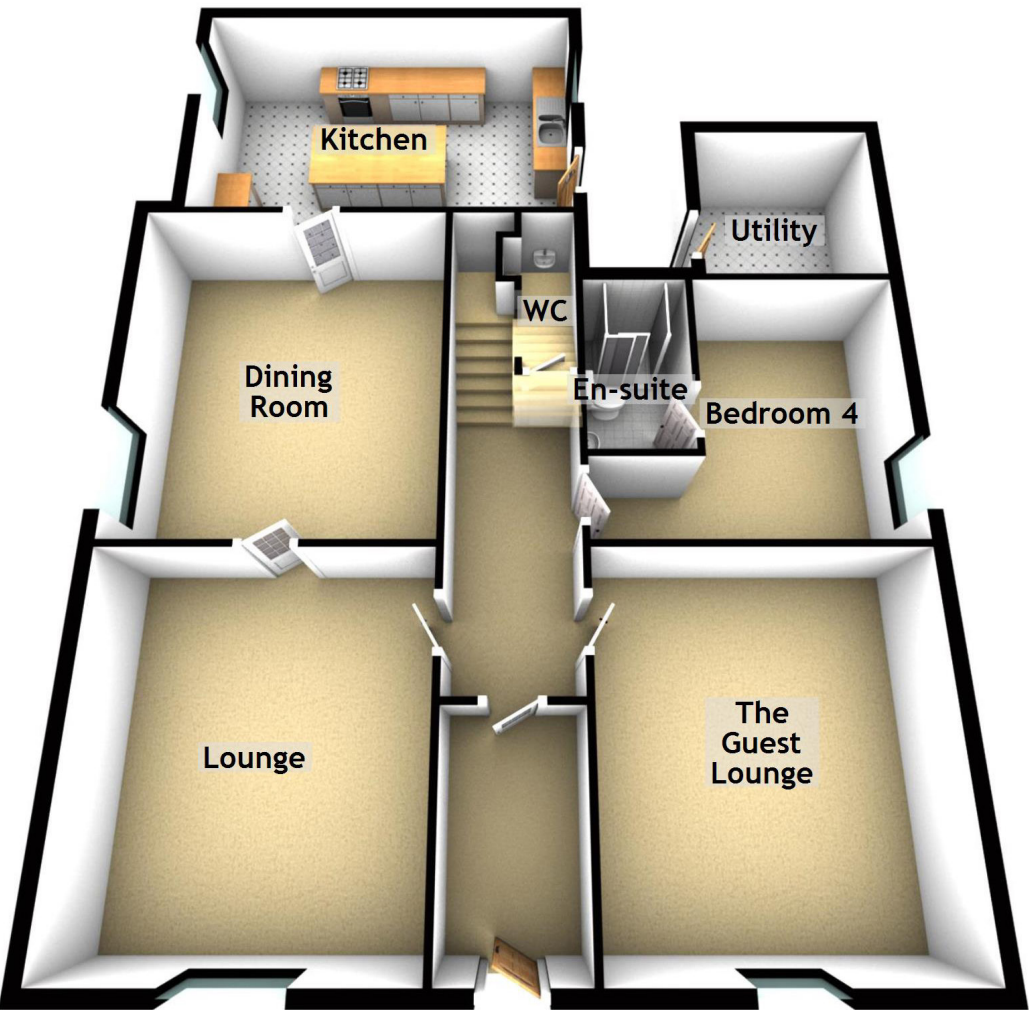


SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Ground Floor

The Guest Lounge	4.80m (15'9") x 4.20m (13'9")
Bedroom 4	4.20m (13'9") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.40m (4'7")
Lounge	4.80m (15'9") x 4.20m (13'9")
Dining Room	4.80m (15'9") x 4.30m (14'1")
Kitchen	5.50m (18'1") x 3.50m (11'6")
Utility	2.50m (8'2") x 2.40m (7'10")

First Floor

Bedroom 1	4.20m (13'9") x 4.00m (13'1")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 2	5.10m (16'9") x 4.40m (14'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bedroom 3	5.10m (16'9") x 3.90m (12'9")
En-suite	2.40m (7'10") x 1.90m (6'3")
Bedroom 5	5.20m (17'1") x 3.90m (12'10")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Extras (Included in the sale): The business has a rateable value of £4,250 (as at 1 Apr 2017) attracting a 100% discount under the small business bonus scheme for qualifying applicants.

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