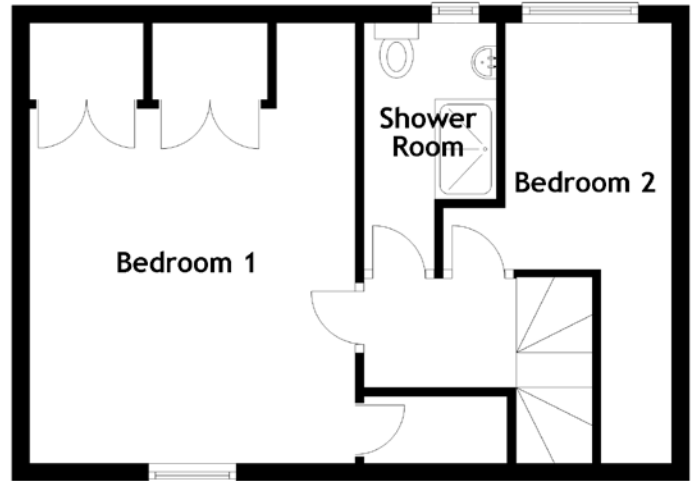
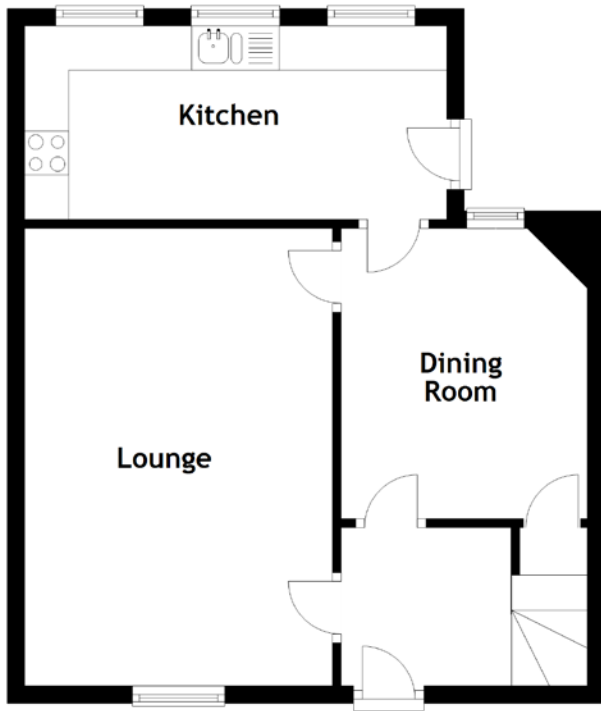


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.20m (7'3")
Dining Room	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	5.00m (16'5") x 3.70m (12'2")
Bedroom 2	2.40m (7'11") x 2.10m (6'11")

Shower Room 2.80m (9'2") x 1.60m (5'3")

Gross internal floor area (m²): 86m²

EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All other soft furnishings and electrical items are by separate negotiation.

