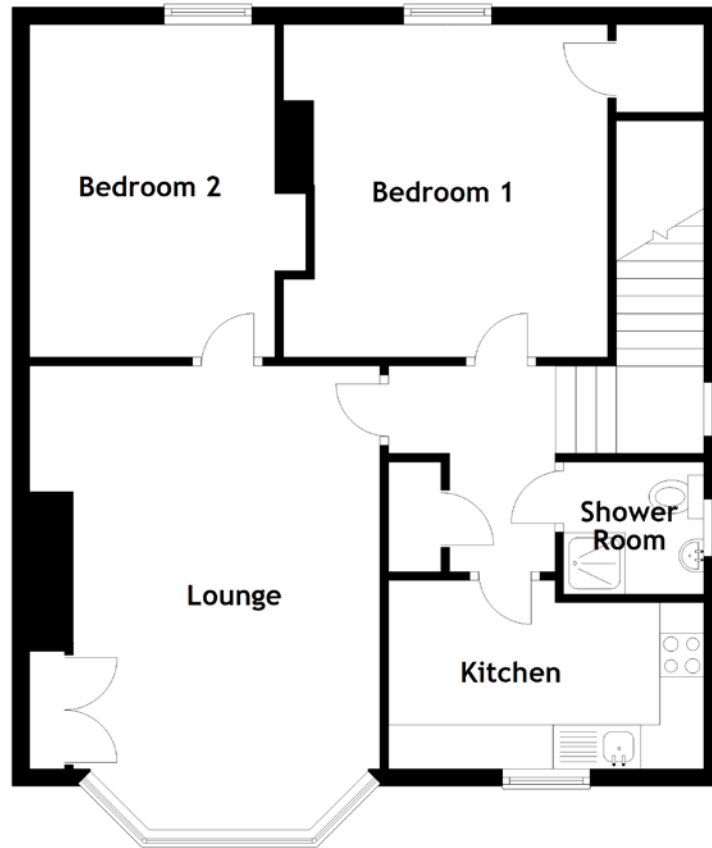


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 2.15m (7'1")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Shower Room	1.60m (5'3") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

