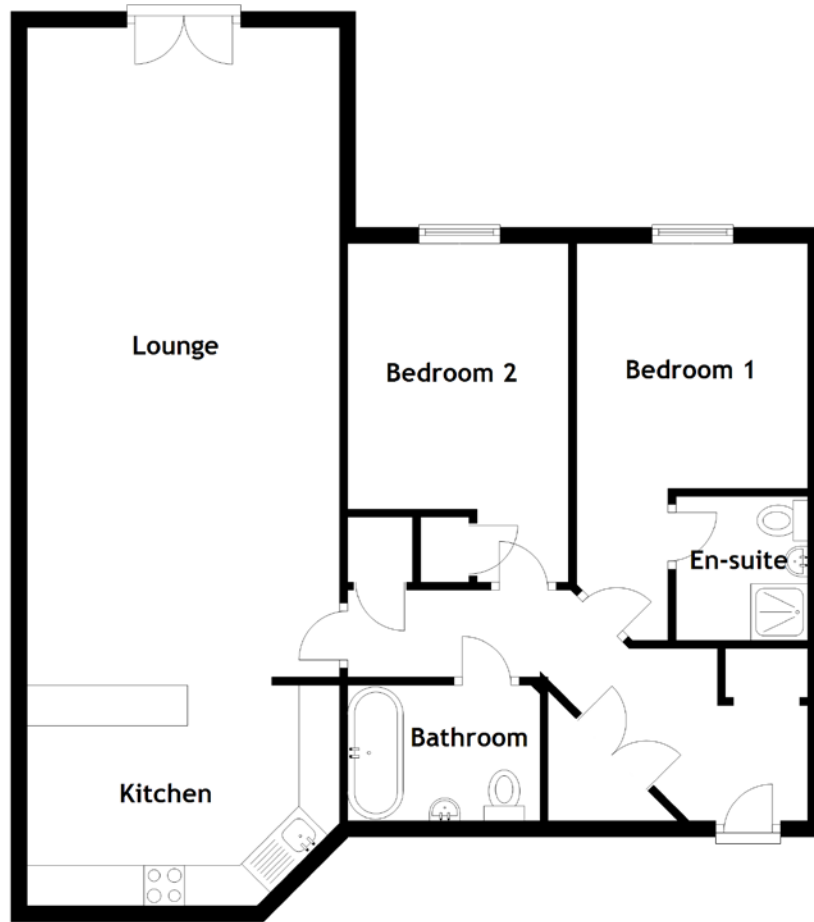


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 8.00m (26'3") x 3.85m (12'8")  
 Kitchen 3.85m (12'8") x 2.72m (8'11")  
 Bedroom 1 4.89m (16'1") x 2.85m (9'4")  
 En-suite 1.77m (5'10") x 1.62m (5'4")

Bedroom 2 4.17m (13'8") x 2.72m (8'11")  
 Bathroom 2.37m (7'9") x 1.67m (5'6")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
 EPC Rating: B

Buyer's Premium Value: £3300.00

