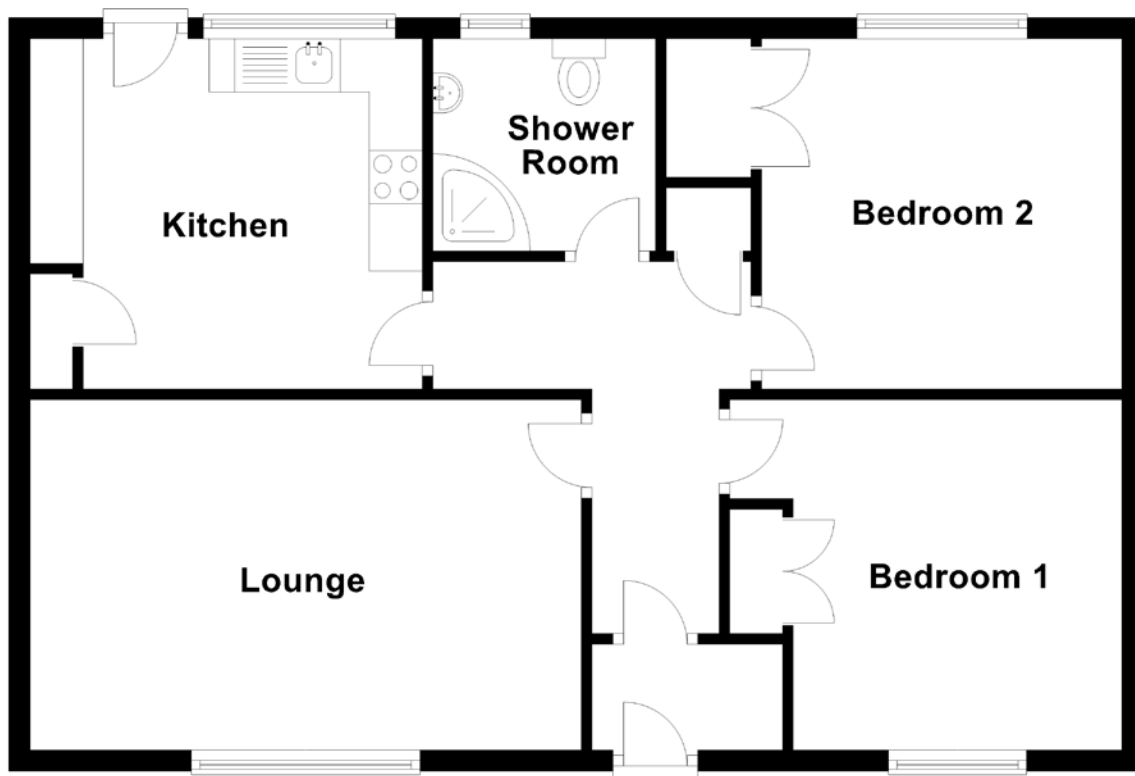


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Shower Room	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale) All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. The garden shed, polly tunnel and greenhouse will remain.

