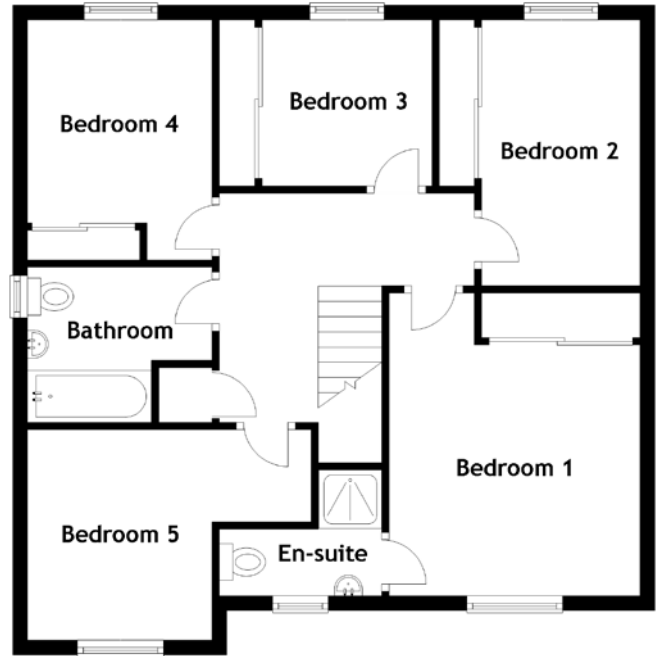
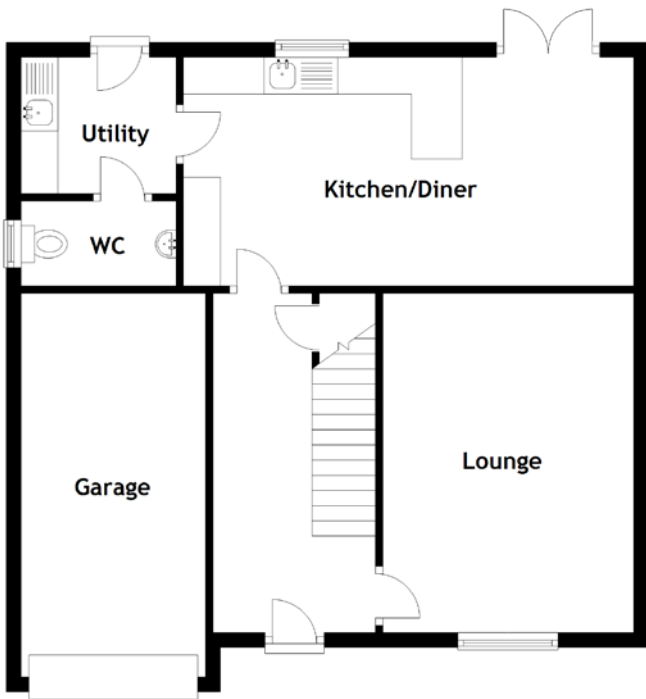


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen/Diner	6.10m (20') x 3.10m (10'2")
Utility	2.10m (6'11") x 1.85m (6'1")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	3.60m (11'10") x 2.15m (7')
Bedroom 3	2.30m (7'7") x 2.25m (7'4")

Bedroom 4	3.25m (10'8") x 2.50m (8'2")
Bedroom 5	3.70m (12'2") x 2.85m (9'4")
Bathroom	2.50m (8'2") x 2.10m (6'11")
Garage	5.20m (17'1") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: B

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

