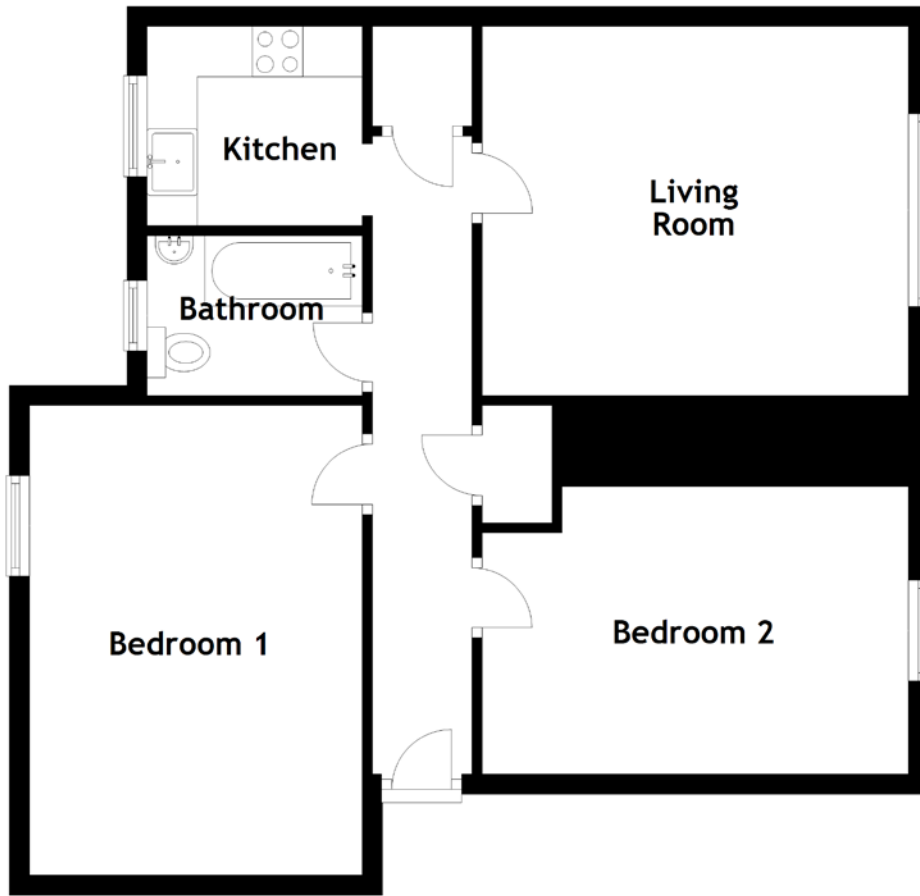


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.24m (13'11") x 3.66m (12')
Kitchen	2.14m (7') x 1.98m (6'6")
Bathroom	2.07m (6'9") x 1.59m (5'3")

Bedroom 1	4.67m (15'4") x 3.31m (10'10")
Bedroom 2	4.24m (13'11") x 2.86m (9'5")

Gross internal floor area (m²): 64m²
EPC Rating: C

Please note: A building warrant has been obtained and is available if any buyer wishes to convert the kitchen to an open-plan kitchen/living space. This is valid until 26 June 2026.

