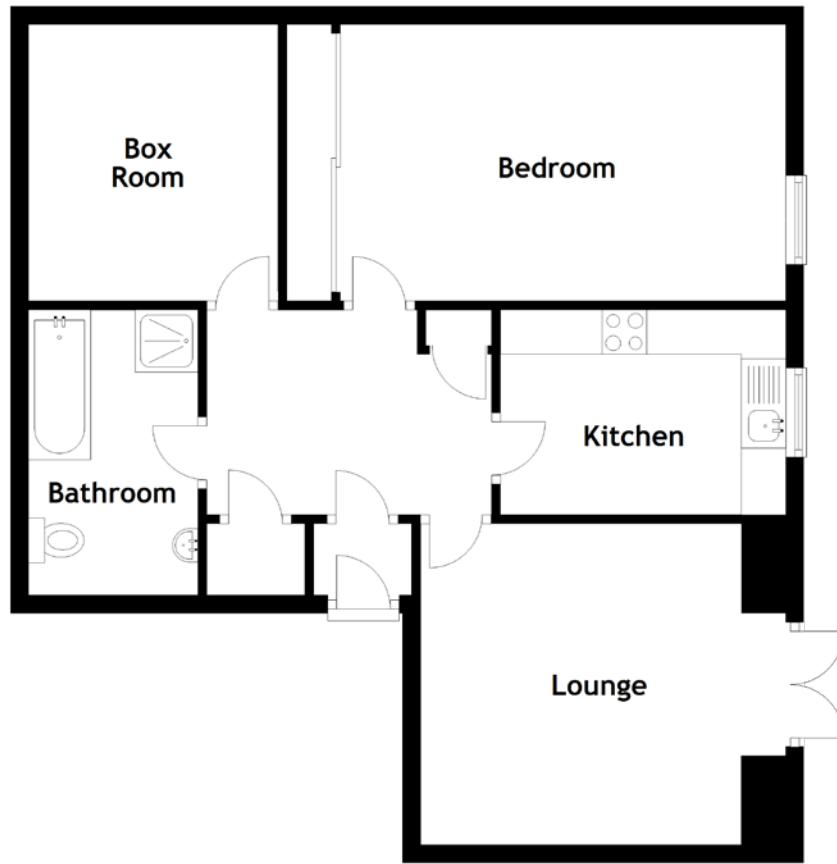


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Bathroom	3.20m (10'6") x 1.90m (6'3")
The Bedroom	5.00m (16'5") x 3.10m (10'2")
The Box room	3.10m (10'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
EPC Rating: D

Extras: The property will be sold inclusive of all fitted floor coverings, blinds, light fittings and white goods. All other soft furnishings are by separate negotiation.

