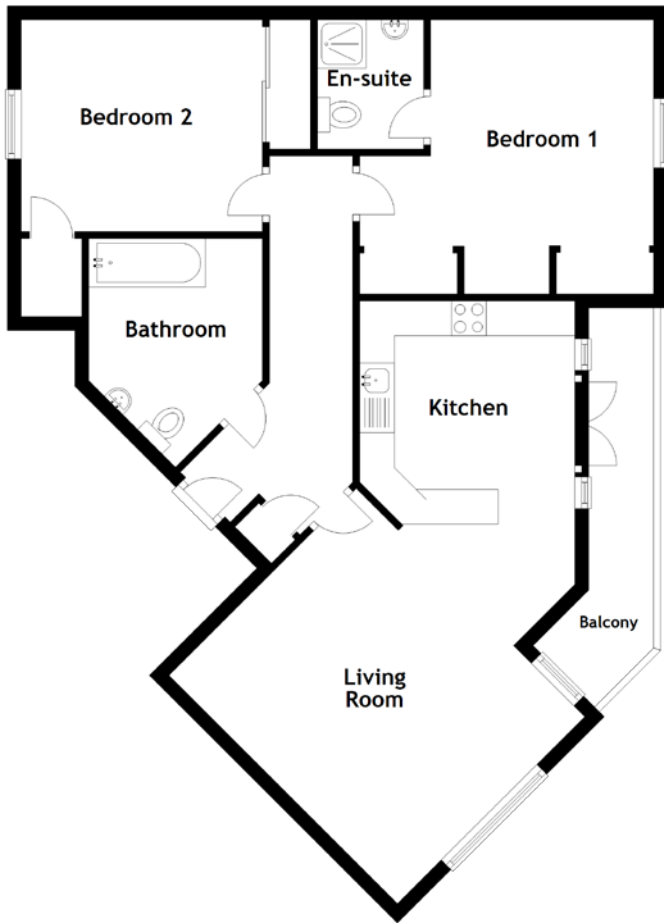


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.81m (12'6")
Kitchen	3.68m (12'1") x 3.10m (10'2")
Bedroom 1	4.23m (13'11") x 3.95m (13')
En-suite	1.86m (6'1") x 1.20m (3'11")
Bedroom 2	3.47m (11'5") x 3.05m (10')
Bathroom	2.52m (8'3") x 2.50m (8'2")

Gross internal floor area (m²): 68m²

EPC Rating: B

Buyer's Premium Value: £4,800.00

