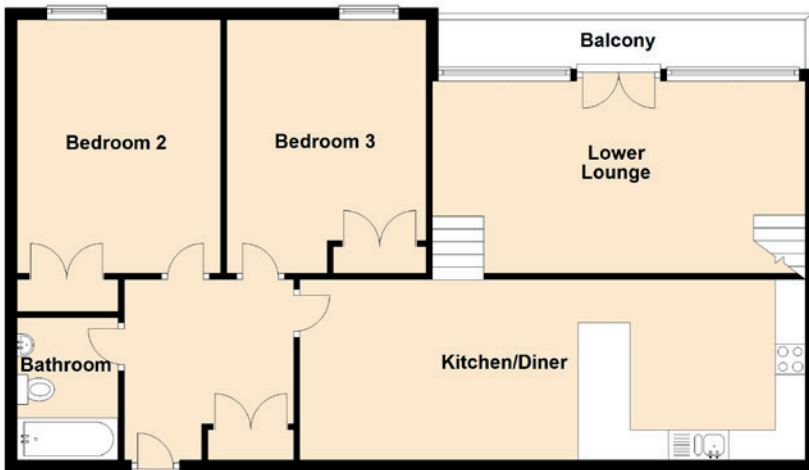


In addition, the property includes modern gas central heating (combination boiler) and double glazed windows making for a warm and cost-effective home all year round. This development also benefits from private residents parking in the form of a permitted car park. Each property gets two permits.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lower Lounge	6.53m (21'5") x 3.20m (10'6")
Storage	6.53m (21'5") x 3.20m (10'6")
Upper Lounge	6.53m (21'5") x 3.00m (9'10")
Kitchen/Diner	8.44m (27'8") x 3.01m (9'10")
Bedroom 1	6.53m (21'5") x 5.83m (19'2")
En-suite	1.98m (6'6") x 1.68m (5'6")
Bedroom 2	4.22m (13'10") x 3.40m (11'2")
Bedroom 3	4.22m (13'10") x 3.33m (10'11")
Bathroom	2.37m (7'9") x 1.69m (5'6")

Gross internal floor area (m²): 44m²

EPC Rating: C

