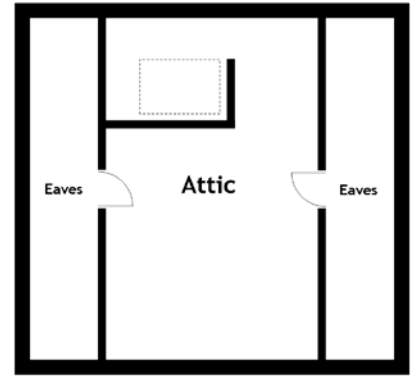
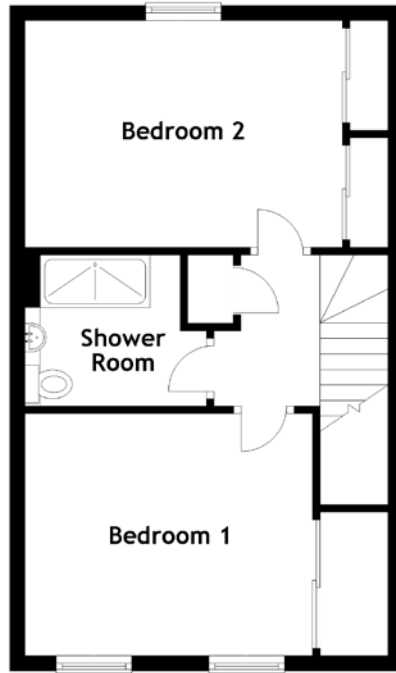
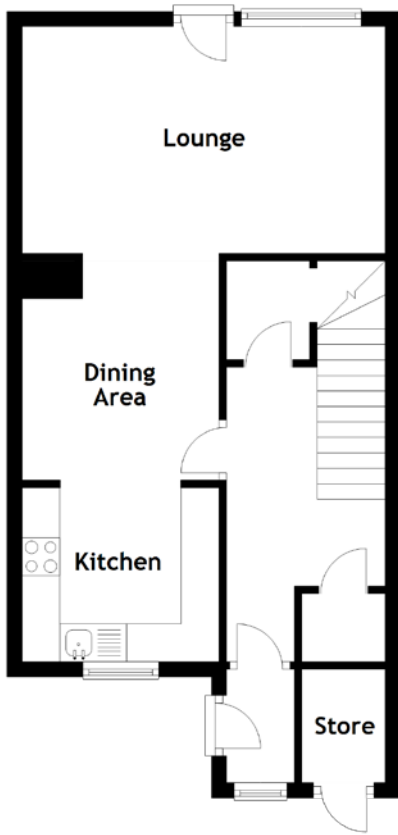


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Dining Area	2.90m (9'6") x 2.60m (8'6")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Store	1.50m (4'11") x 1.10m (3'7")
Shower Room	2.05m (6'9") x 2.00m (6'7")

Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.10m (10'2")
Attic	4.50m (14'9") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £2800.00

