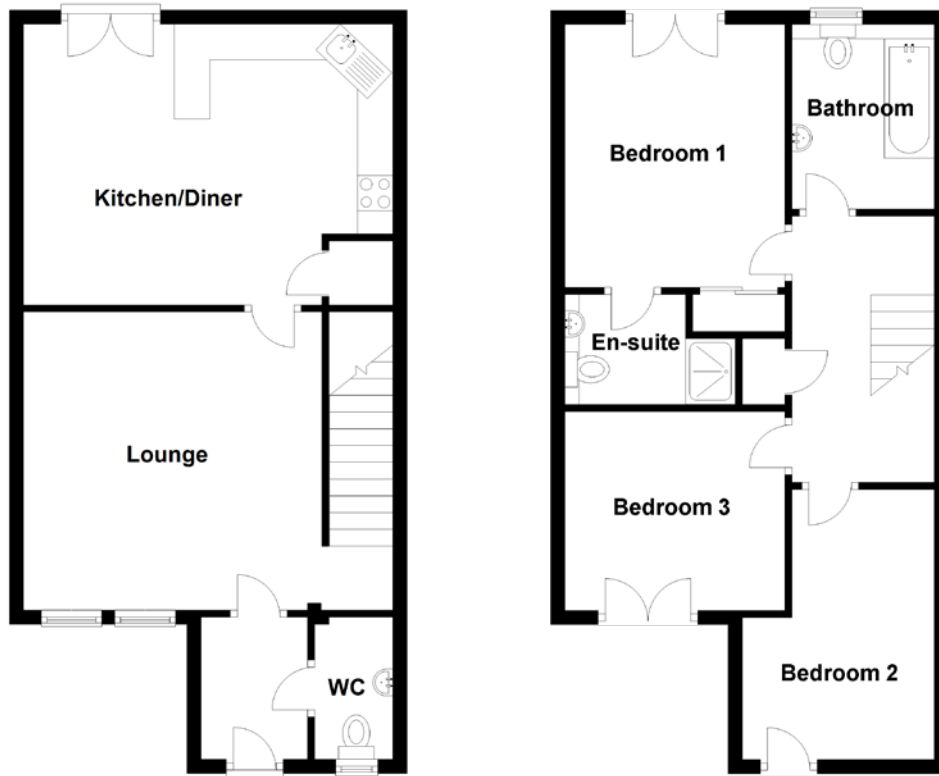


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Bedroom 3	3.20m (10'6") x 3.05m (10')
Kitchen/Diner	5.20m (17'1") max x 3.95m (13')
Lounge	4.20m (13'9") x 4.20m (13'9")
WC	2.00m (6'7") x 1.10m (3'7")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	2.40m (7'10") x 1.55m (5'1")

Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 103m²
EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

