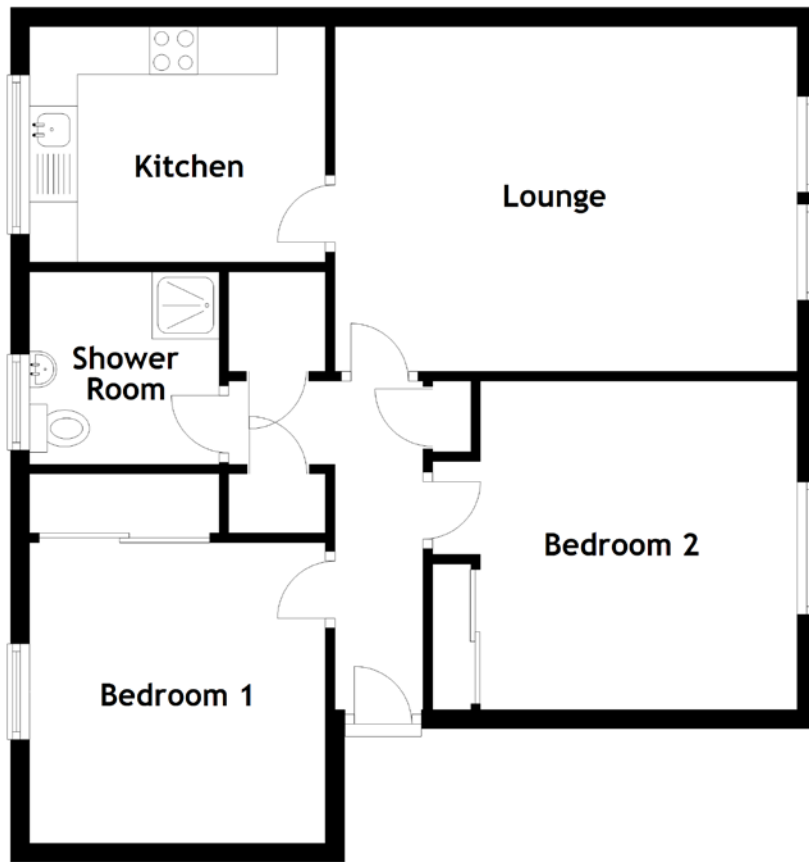


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.83m (15'10") x 3.60m (11'10")
Kitchen	3.09m (10'2") x 2.46m (8'1")
Shower Room	2.01m (6'7") x 1.98m (6'6")
Bedroom 1	3.14m (10'4") x 3.11m (10'2")
Bedroom 2	3.81m (12'6") x 3.43m (11'3")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

