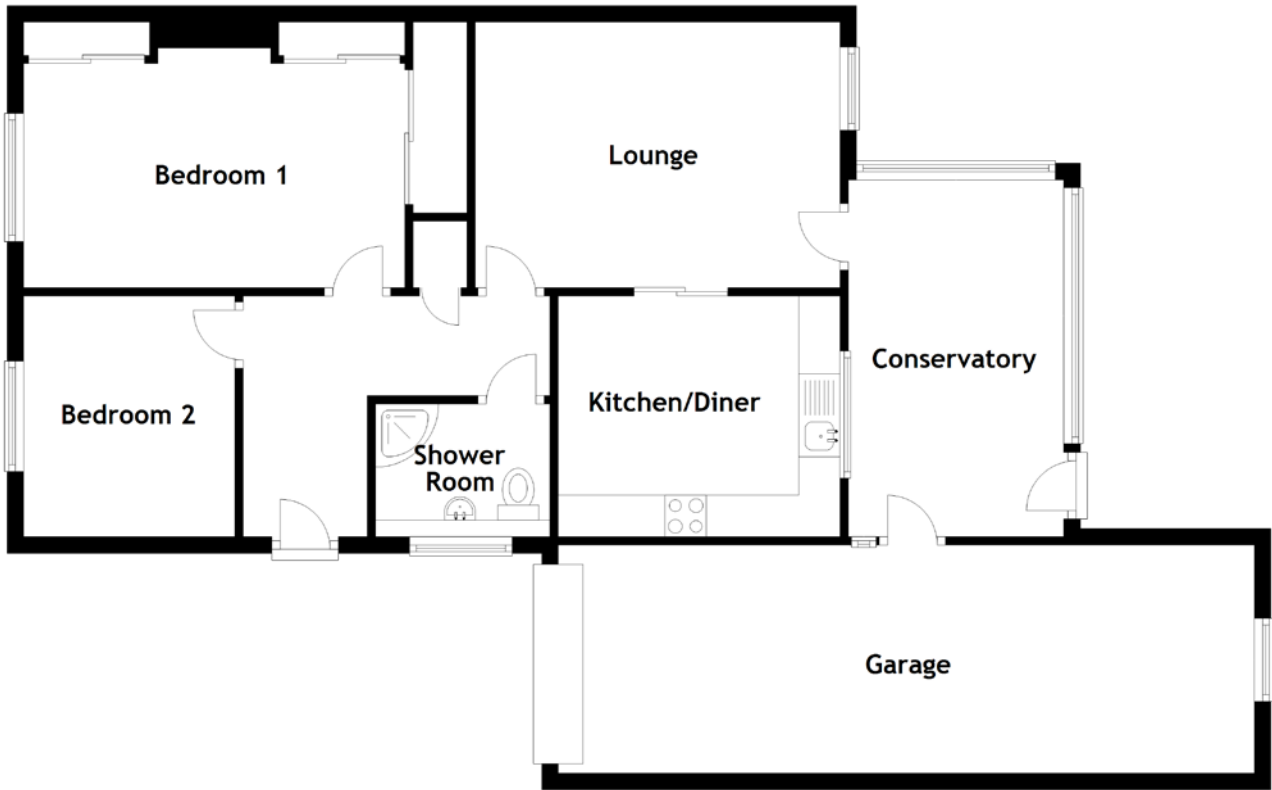


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen/Diner	3.40m (11'2") x 2.90m (9'6")
Conservatory	4.30m (14'1") x 2.60m (8'6")
Shower Room	2.10m (6'11") x 1.35m (4'5")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")

Bedroom 2	2.90m (9'6") x 2.55m (8'4")
Garage	8.40m (27'7") x 2.75m (9')

Gross internal floor area (m²): 71m²
EPC Rating: C

Buyer's Premium Value: £3400.00

