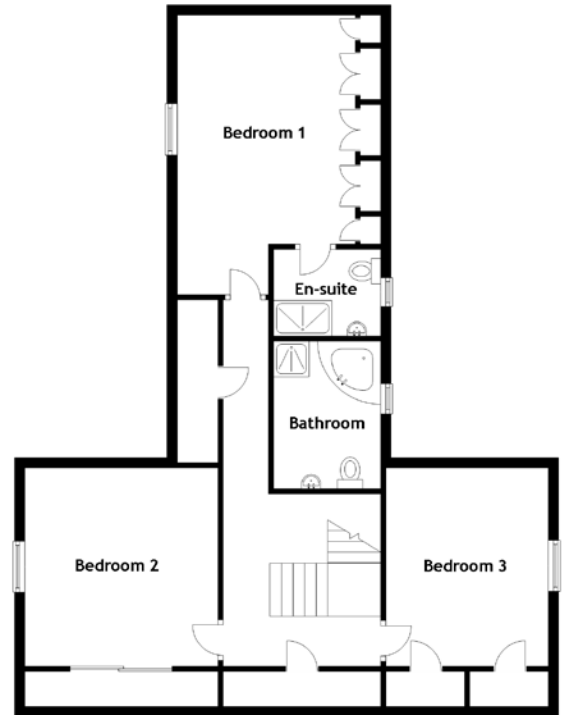


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.80m (15'9")
Kitchen/Diner	7.20m (23'7") x 6.00m (19'8")
Conservatory	3.70m (12'2") x 3.60m (11'10")
Office/Bedroom 4	3.00m (9'10") x 2.60m (8'6")
WC	3.00m (9'10") x 1.80m (5'11")
Utility	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	5.50m (18') x 4.20m (13'9")
En-suite	2.10m (6'11") x 1.70m (5'7")

Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	3.90m (12'10") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 200m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation.

