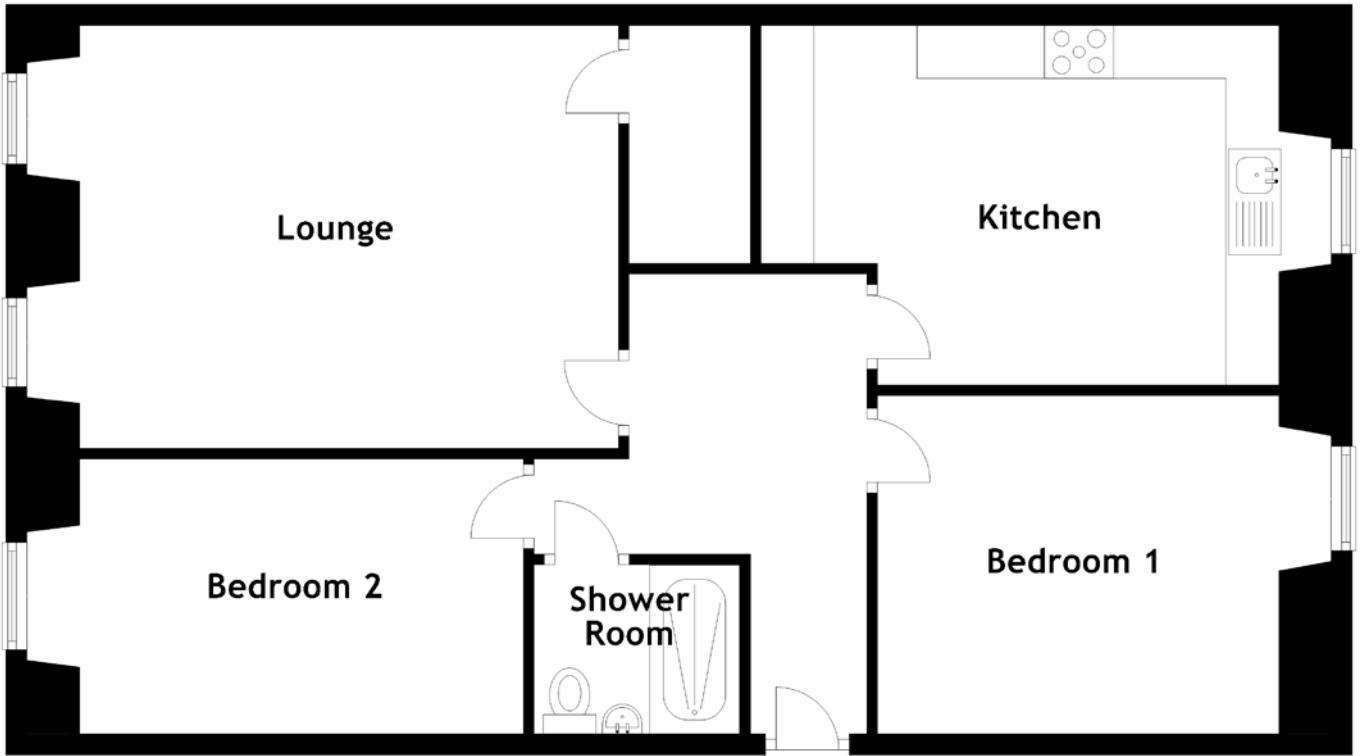


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.00m (13'1")
Kitchen	5.40m (17'8") x 3.40m (11'2")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 2.60m (8'6")
Shower Room	1.95m (6'5") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: D

Extras: Freestanding appliances and furniture may be available by separate negotiation.

