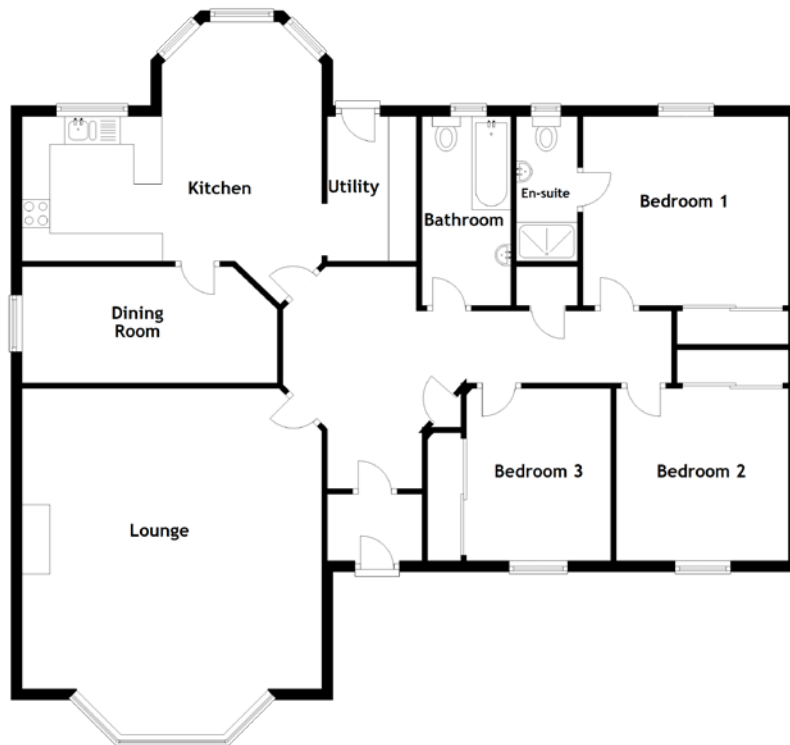


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 5.40m (17'9")
Dining Room	4.60m (15'1") x 2.10m (6'10")
Kitchen	5.40m (17'9") x 5.10m (16'9")
Utility	2.60m (8'6") x 1.60m (5'3")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
En-suite	2.60m (8'6") x 1.10m (3'7")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")

Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bathroom	3.40m (11'2") x 1.60m (5'3")

Gross internal floor area (m²): 133m²

EPC Rating: D

Extras (included in the sale): Included in the sale of this property will be all fitted carpets, floor coverings, curtains, blinds and light fittings unless otherwise stated.

