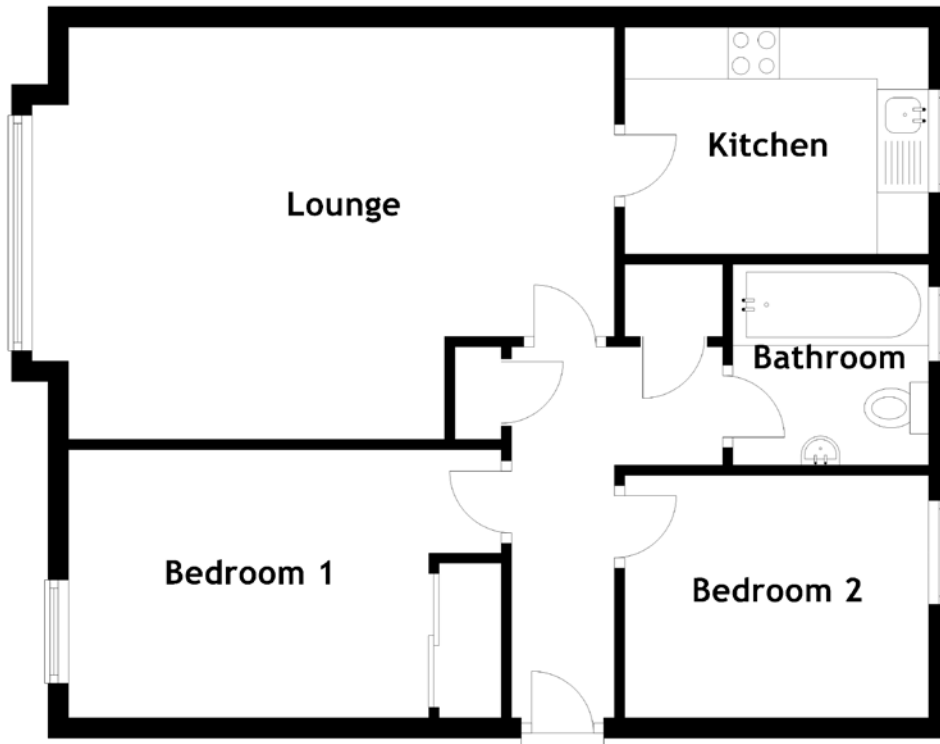


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 57m²
EPC Rating: C

Lounge	5.65m (18'7") x 4.00m (13'1")
Kitchen	2.95m (9'8") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 4.20m (13'9")
Bedroom 2	2.95m (9'8") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Buyer's Premium Value: £2,400.00

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.

