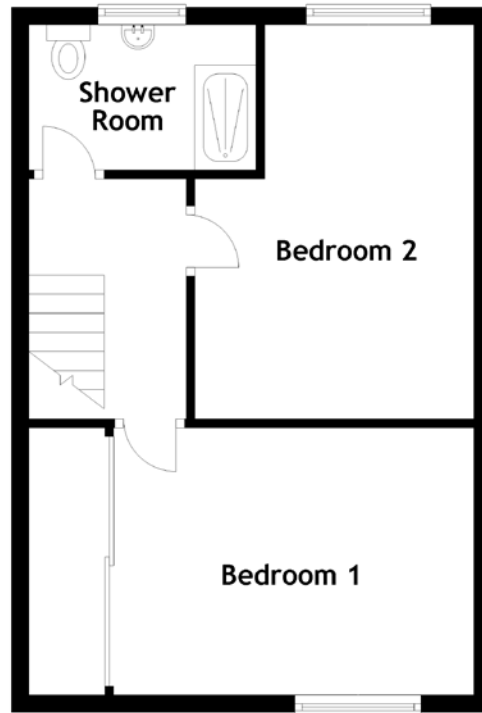
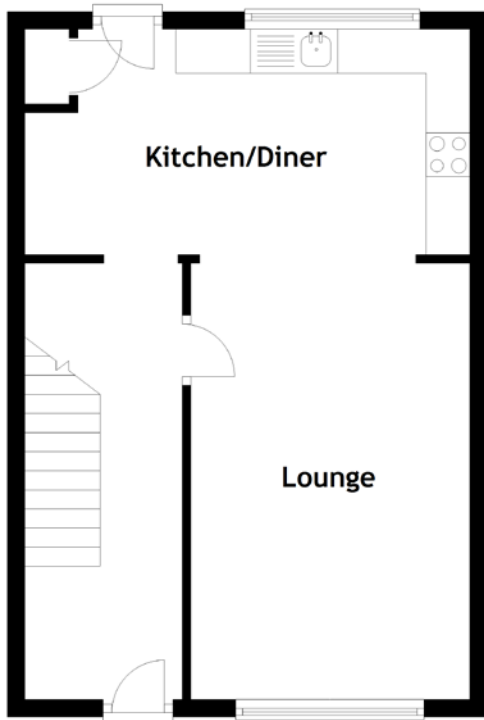


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.98m (16'4") x 3.19m (10'6")
Kitchen/Diner	5.09m (16'8") x 2.57m (8'5")
Bedroom 1	4.12m (13'6") x 3.22m (10'7")
Bedroom 2	4.50m (14'9") x 3.22m (10'7")
Shower Room	2.60m (8'6") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.

