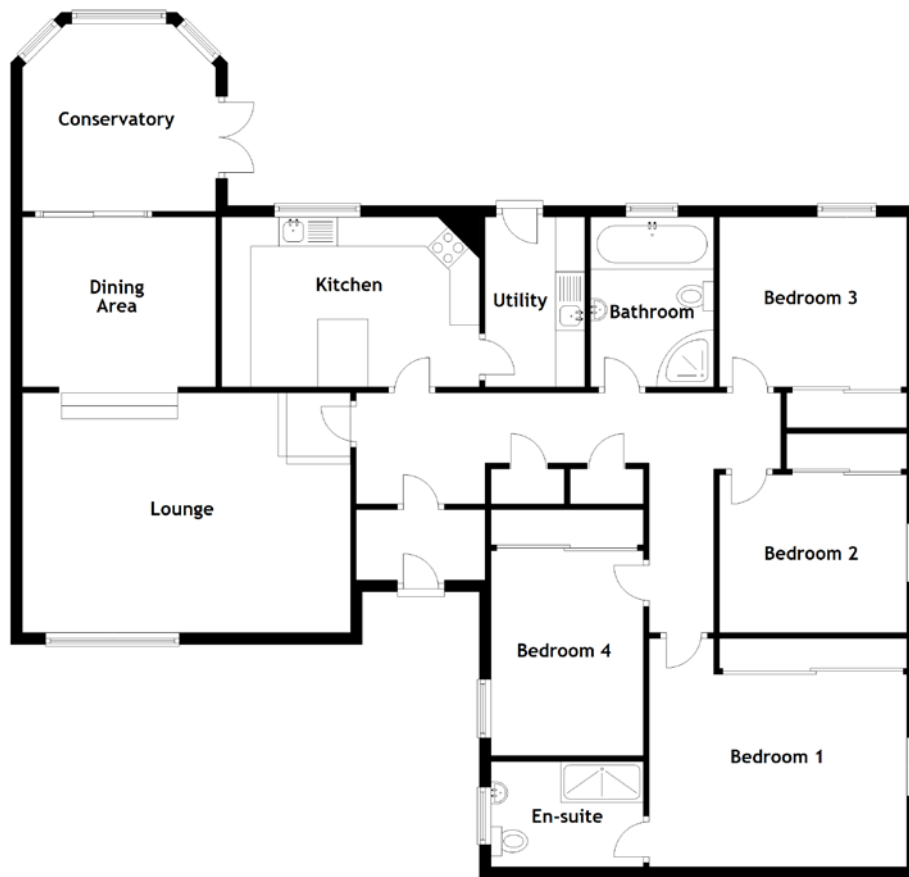


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.10m (13'5")
Dining Area	3.30m (10'10") x 2.90m (9'6")
Conservatory	3.30m (10'10") x 3.20m (10'6")
Kitchen	4.40m (14'5") x 2.90m (9'6")
Utility	2.90m (9'6") x 1.70m (5'7")
Bedroom 1	4.40m (14'5") x 3.90m (12'10")
En-suite	2.60m (8'6") x 1.80m (5'11")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")

Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bedroom 4	3.50m (11'6") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 131m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

