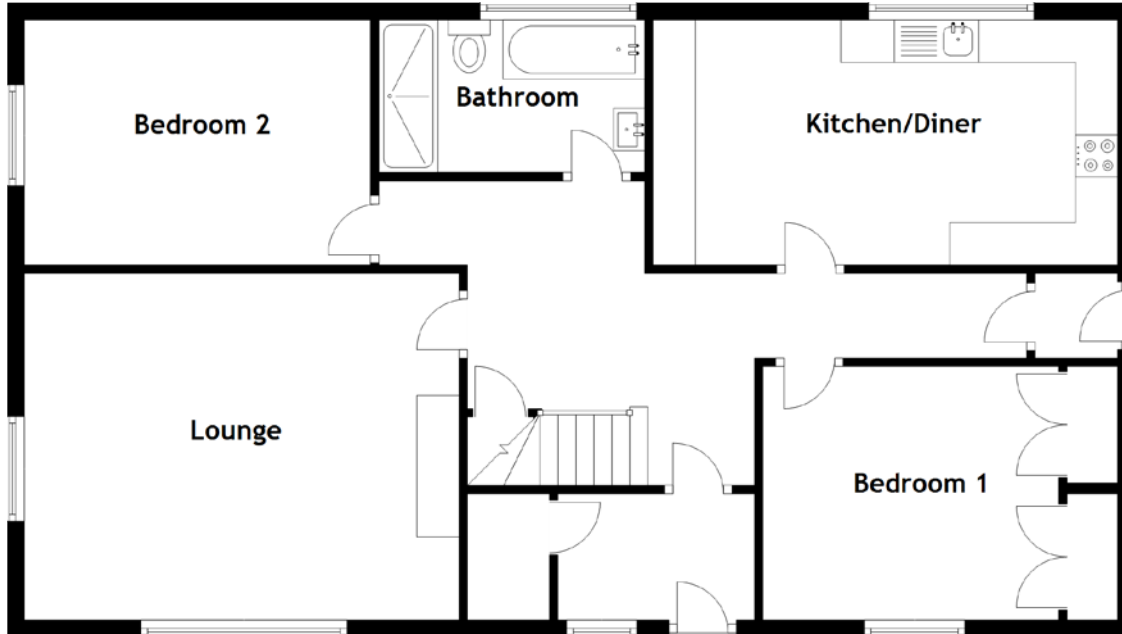


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.15m (16'11") x 4.10m (13'5")
Kitchen/Diner	5.50m (18'1") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 3	4.00m (13'1") x 3.50m (11'6")
Bedroom 4	5.05m (16'7") x 3.50m (11'6")
Shower Room	2.50m (8'3") x 2.00m (6'7")



Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £2725

Extras (Included in the sale): Carpets, floor coverings, light fixtures and fittings.

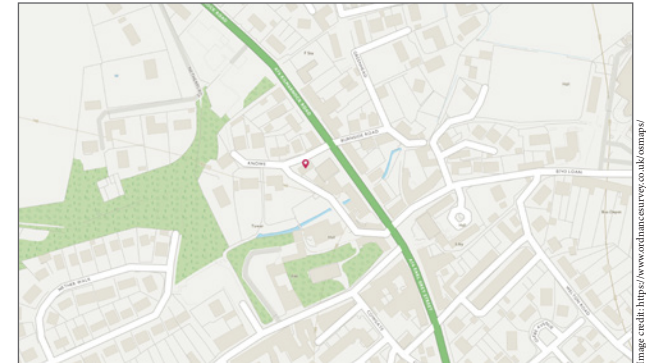


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