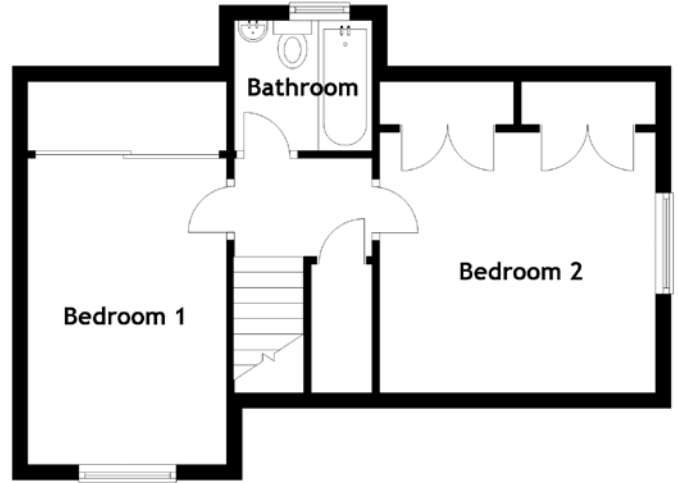
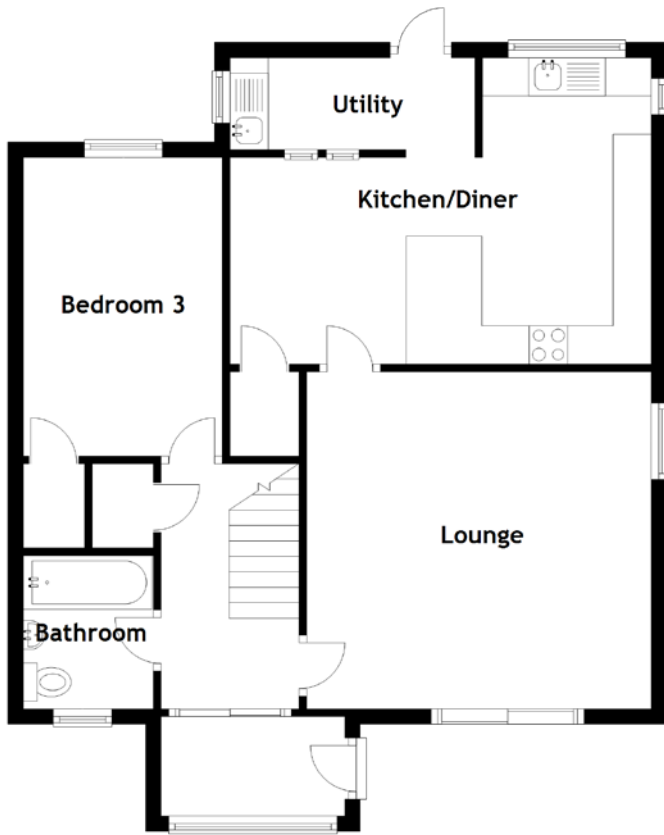


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen/Diner	5.50m (18'1") x 4.00m (13'1")
Utility	3.20m (10'6") x 1.20m (3'11")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

First Floor	
Bedroom 1	4.00m (13'1") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>  
EPC Rating: C

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

