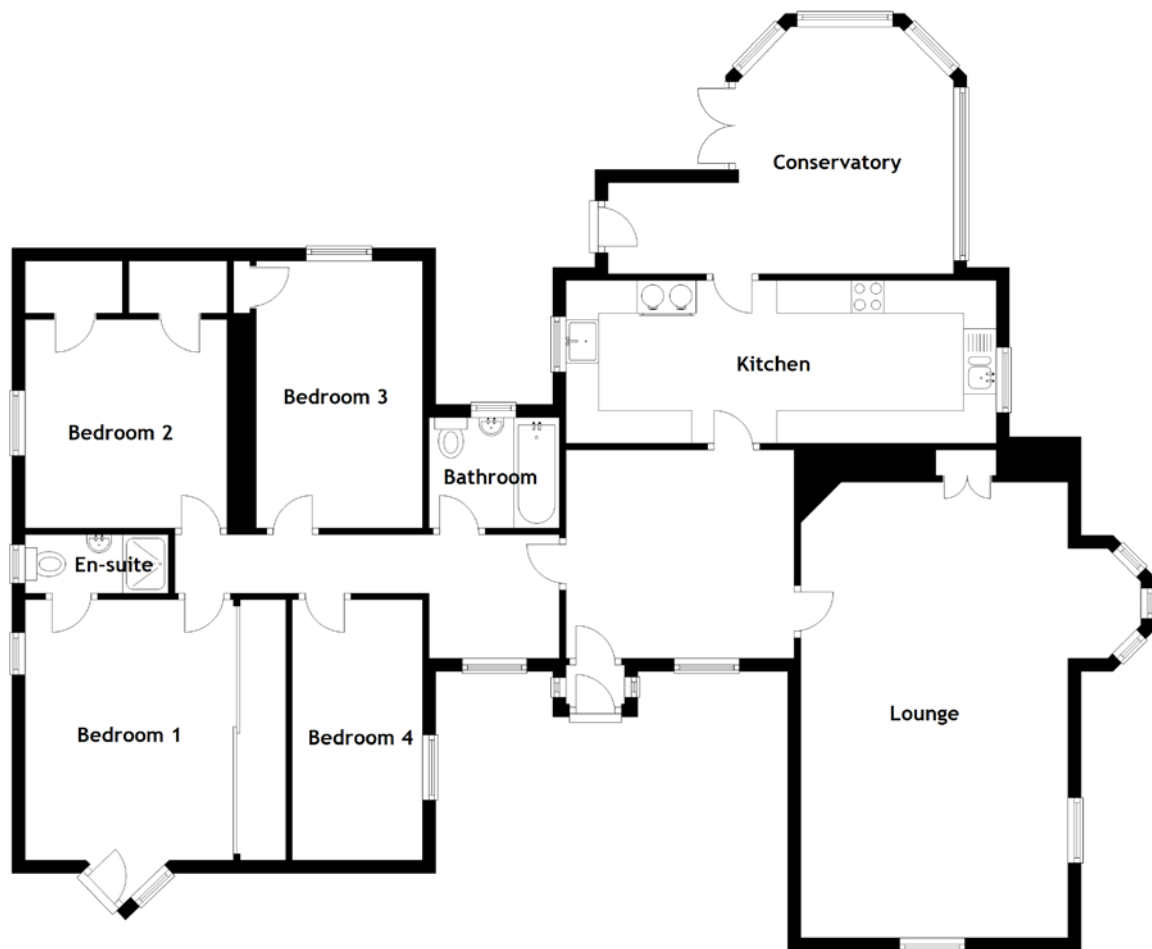


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	7.00m (23') x 4.10m (13'5")
Kitchen	6.60m (21'8") x 2.50m (8'2")
Conservatory	5.30m (17'5") x 3.38m (11'1")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
En-suite	2.20m (7'3") x 0.90m (2'11")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	4.10m (13'5") x 2.60m (8'6")

Bedroom 4	4.00m (13'1") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup>  
EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and all white goods (hob, electric oven, dishwasher, American style fridge/freezer and a 9kg Samsung front loading washer/dryer.

