

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen/Diner	7.50m (24'7") x 5.70m (18'8")
Bedroom 1	6.85m (22'6") x 3.20m (10'6")
Bedroom 2	3.25m (10'8") x 2.75m (9')
Bedroom 3	2.80m (9'2") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Garage	5.20m (17'1") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £4000.00

Extras (Included in the sale): Some items may be available by separate negotiation.

