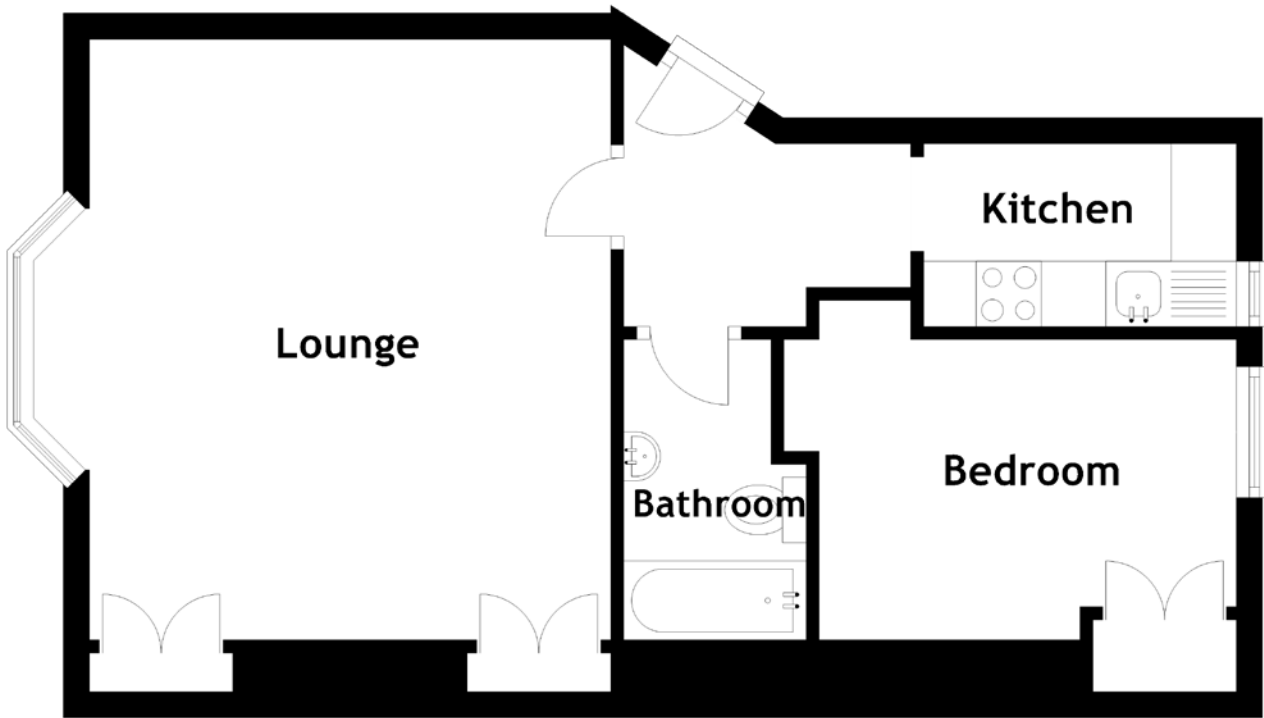


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.40m (7'10") x 1.40m (4'7")
Bathroom	2.30m (7'7") x 1.40m (4'7")
Bedroom	3.20m (10'6") x 2.30m (7'7")

Gross internal floor area (m²): 39m²
EPC Rating: C

Extras: The property will be sold inclusive of all floor coverings, blinds, and light fittings all other soft furnishings and electrical items are by separate negotiations.

