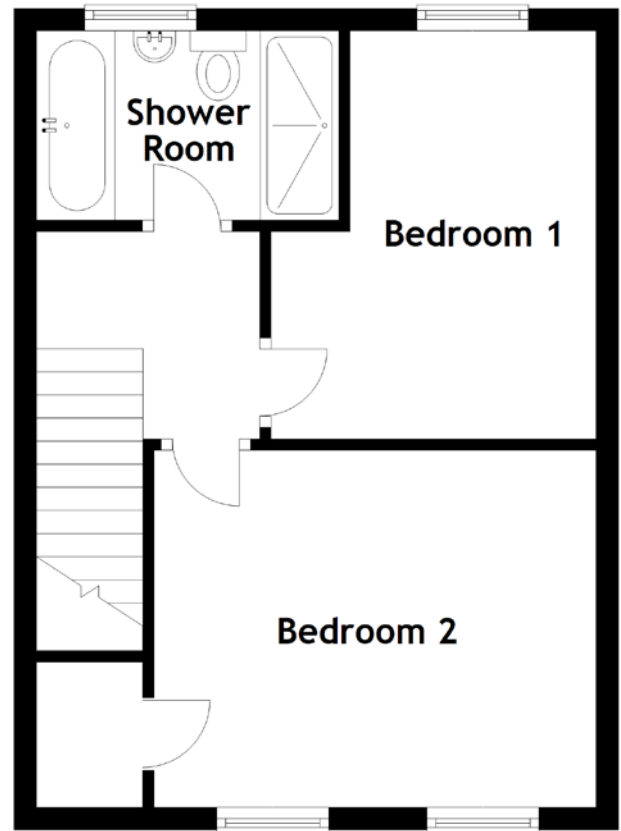
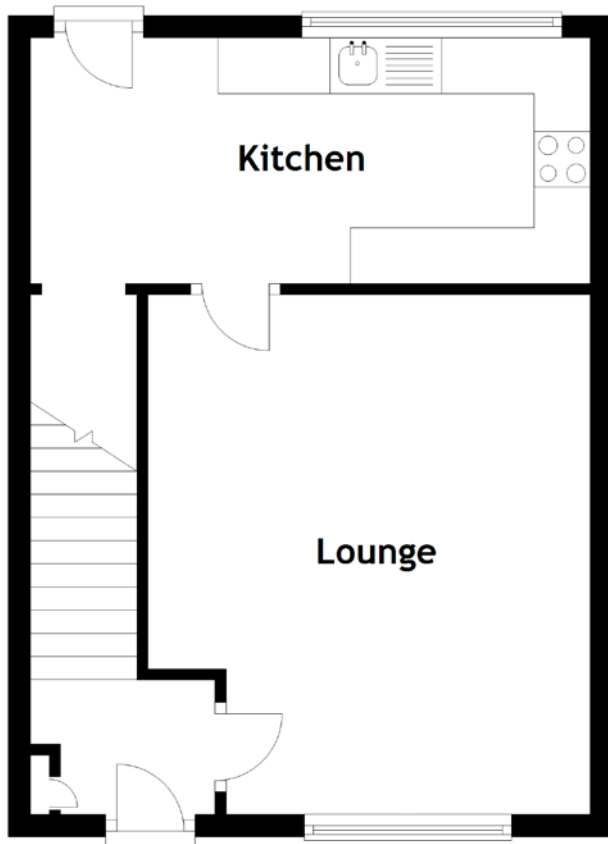


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 3.95m (13')
Kitchen	5.00m (16'5") x 2.20m (7'3")
Bedroom 1	3.75m (12'4") x 2.90m (9'6")
Bedroom 2	4.05m (13'3") x 3.20m (10'6")
Shower Room	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1440.00

Extras: Freestanding appliances may be available by separate negotiation.

