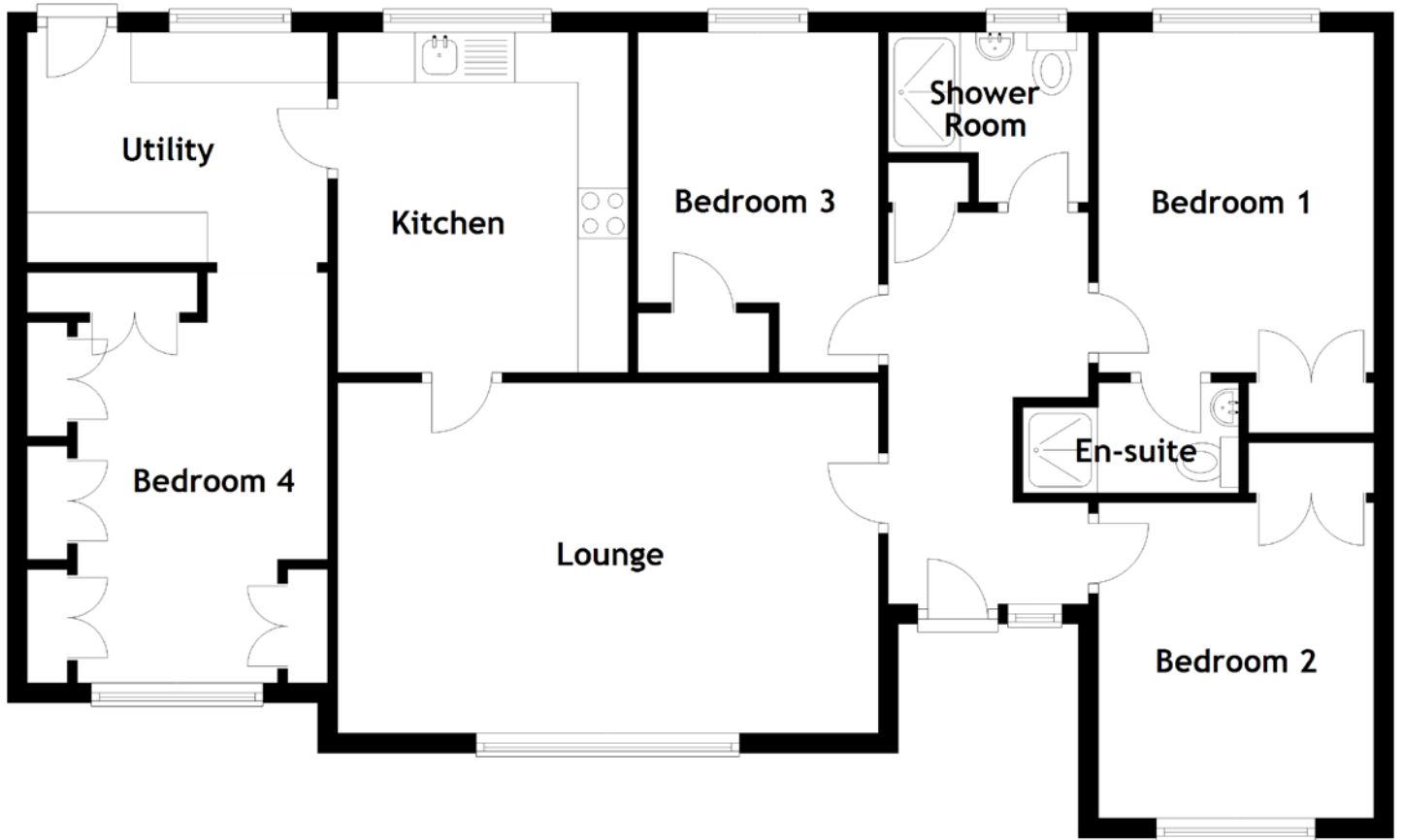


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.35m (17'7") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Utility	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	3.40m (11'2") x 2.75m (9')
En-suite	2.15m (7'1") x 1.10m (3'7")
Bedroom 2	3.15m (10'4") x 2.75m (9')
Bedroom 3	3.40m (11'2") x 2.40m (7'10")

Bedroom 4	4.10m (13'5") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £4000.00

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.

