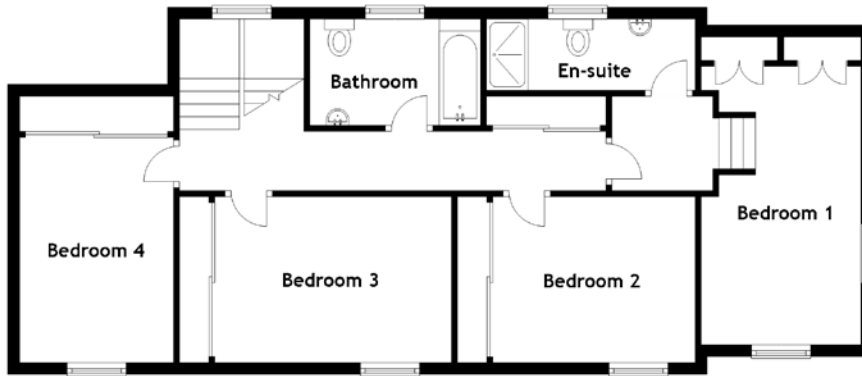
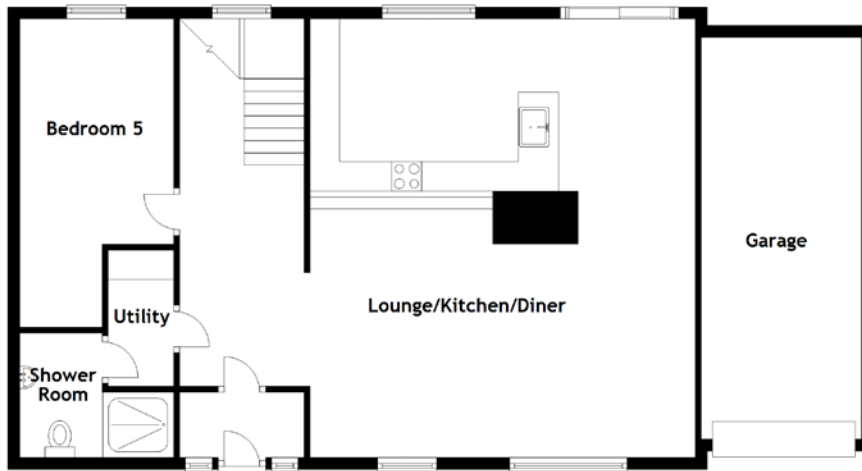


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/Kitchen/Diner	8.70m (28'6") x 7.40m (24'3")
Utility	2.30m (7'7") x 1.10m (3'7")
Shower Room	2.50m (8'2") x 2.00m (6'7")
Bedroom 5	5.20m (17'1") x 2.60m (8'6")

En-suite

En-suite	3.52m (11'7") x 1.20m (3'11")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	4.00m (13'1") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.89m (9'6") x 1.80m (5'11")

Gross internal floor area (m²): 164m² | EPC Rating: D

First Floor

Bedroom 1	5.20m (17'1") x 2.70m (8'10")
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Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds.

