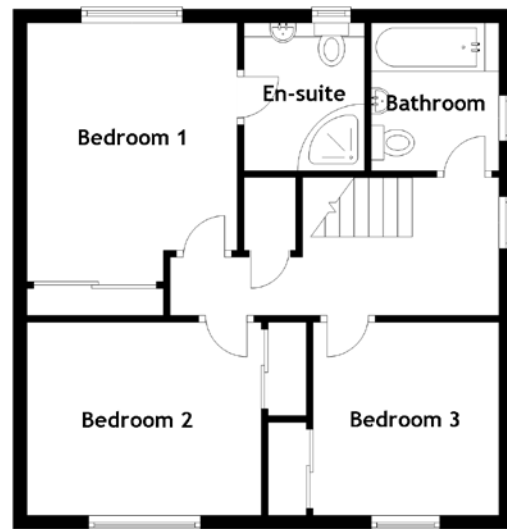
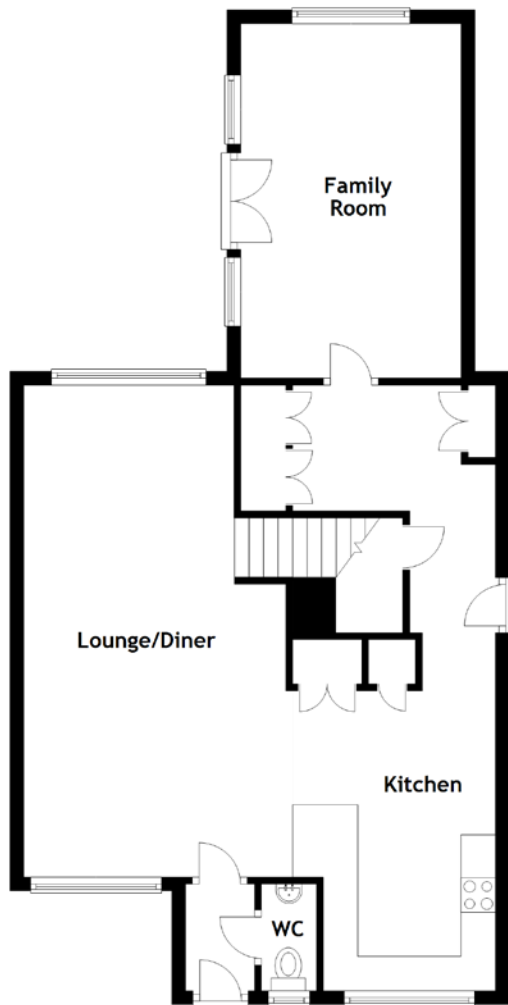


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.15m (23'5") x 3.81m (12'6")
Kitchen	4.36m (14'3") x 2.95m (9'8")
Family Room	5.15m (16'11") x 3.20m (10'6")
WC	1.55m (5'1") x 0.80m (2'7")
Bedroom 1	3.75m (12'4") x 3.00m (9'10")
En-suite	2.15m (7'1") x 1.75m (5'9")

Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.15m (7'1") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3600.00

