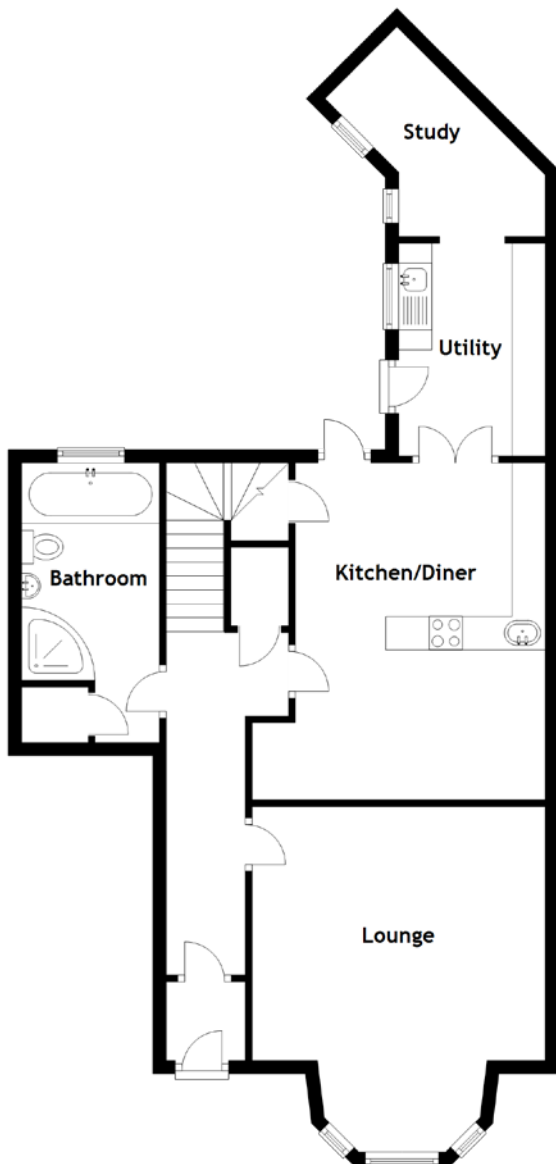


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.19m (17") x 4.40m (14'5")
Kitchen	5.06m (16'7") x 4.40m (14'5")
Utility	3.20m (10'6") x 2.20m (7'3")
Study	3.17m (10'5") x 2.20m (7'3")
Bathroom	4.20m (13'9") x 2.07m (6'9")

First Floor

Bedroom 1	5.02m (16'6") x 3.89m (12'9")
Bedroom 2	5.20m (17'1") x 3.75m (12'4")

Gross internal floor area (m²): 129m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings

