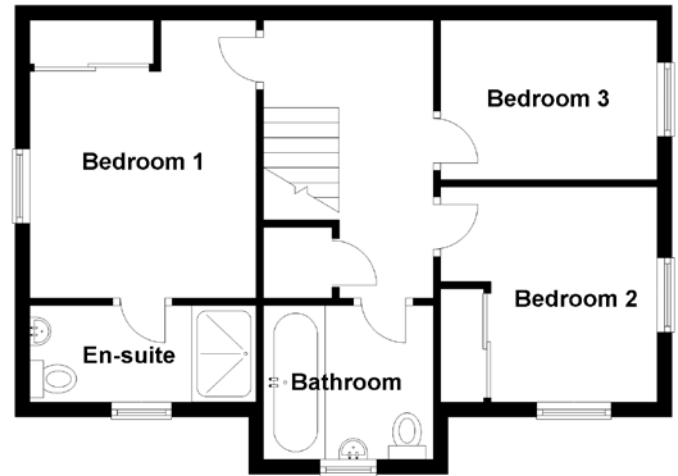
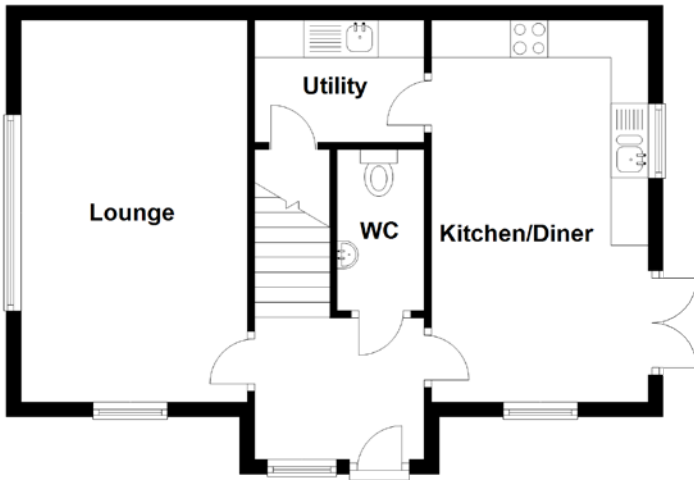


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.13m (16'10") x 3.04m (10')
Kitchen/Diner	5.08m (16'8") x 2.91m (9'7")
WC	2.16m (7'1") x 1.17m (3'10")
Utility	2.28m (7'6") x 1.64m (5'5")
Bedroom 1	3.73m (12'3") x 3.06m (10')
En-suite	3.04m (10') x 1.30m (4'3")
Bedroom 2	2.91m (9'7") x 2.89m (9'6")

Bedroom 3	2.94m (9'8") x 2.14m (7')
Bathroom	2.28m (7'6") x 1.99m (6'6")

Gross internal floor area (m²): 90m²
EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.

