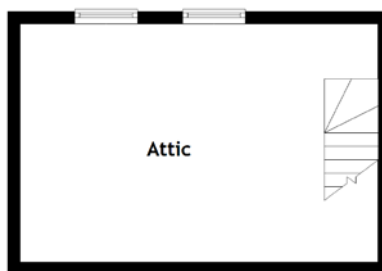
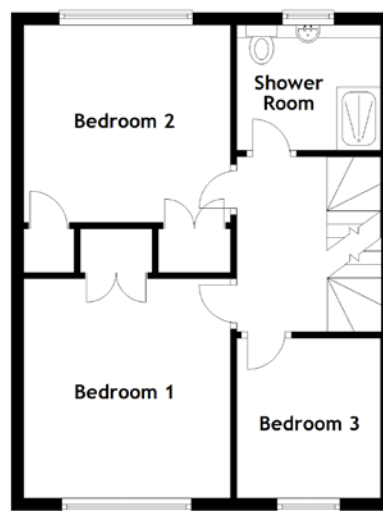
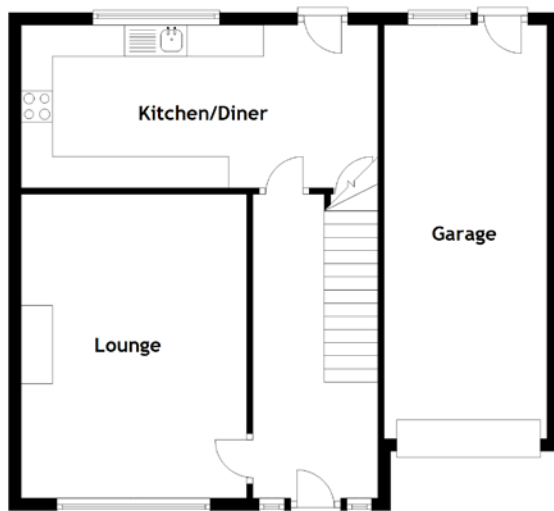


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|               |                                 |
|---------------|---------------------------------|
| Lounge        | 4.85m (15'11") x 3.60m (11'10") |
| Kitchen/Diner | 5.70m (18'8") x 2.60m (8'6")    |
| Shower Room   | 2.35m (7'9") x 2.00m (6'7")     |
| Bedroom 1     | 3.50m (11'6") x 3.30m (10'10")  |
| Bedroom 2     | 3.30m (10'10") x 3.15m (10'4")  |

|           |                              |
|-----------|------------------------------|
| Bedroom 3 | 2.55m (8'5") x 2.35m (7'9")  |
| Attic     | 5.80m (19') x 3.80m (12'6")  |
| Garage    | 6.60m (21'8") x 2.60m (8'6") |

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £3700.00

