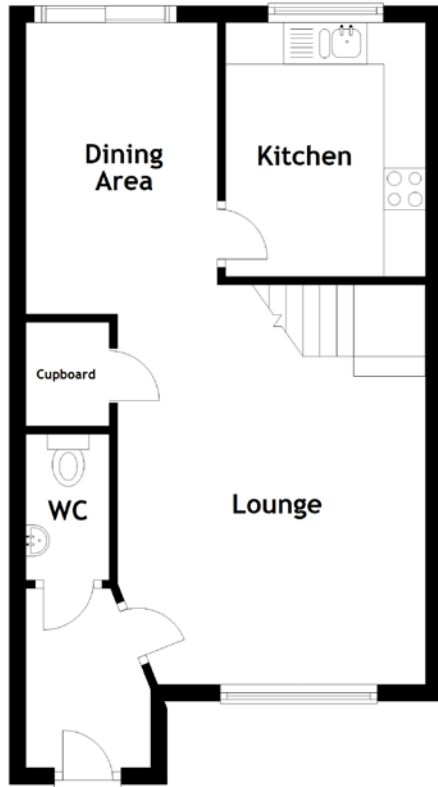
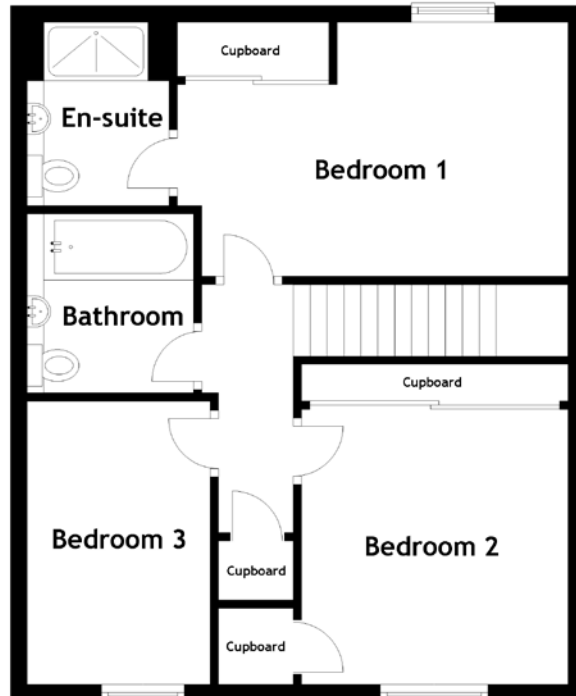


FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Dining Area	3.50m (11'6") x 2.30m (7'7")
Kitchen	3.05m (10') x 2.40m (7'10")
WC	1.75m (5'9") x 1.00m (3'3")
Bedroom 1	4.80m (15'9") x 3.05m (10')
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")

Bedroom 3	3.40m (11'2") x 2.20m (7'3")
Bathroom	2.15m (7'1") x 2.00m (6'7")

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

Available by separate negotiation: All Furniture, 4K HD CCTV Camera POE System and Electrical Appliances: Hotpoint Washer Dryer Combo, Hotpoint Dishwasher and Hotpoint Fridge Freezer.

