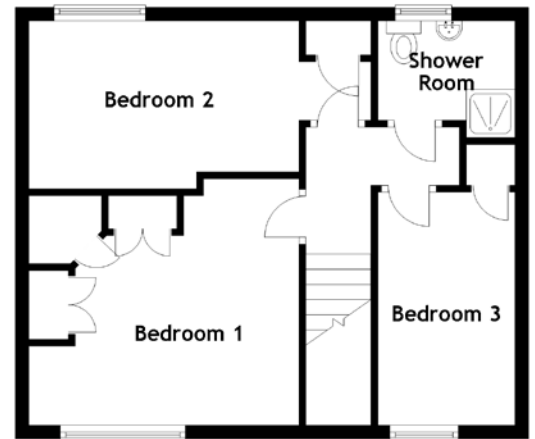
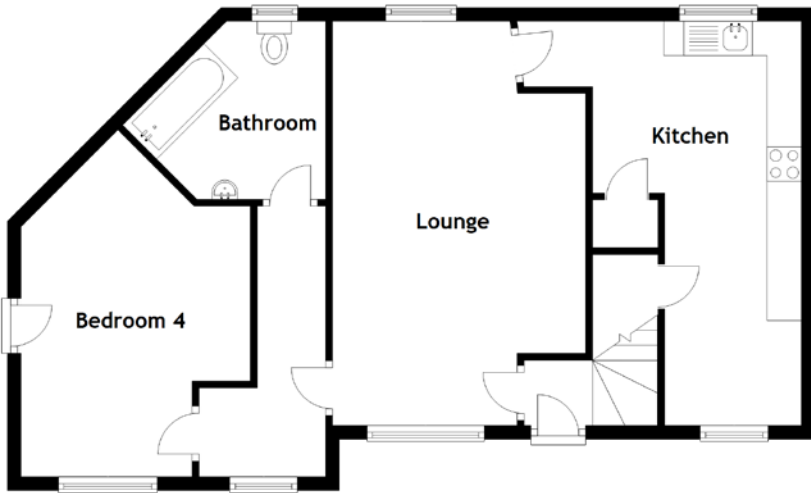


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	5.90m (19'4") x 3.70m (12'2")
Kitchen	5.95m (19'6") x 4.15m (13'7")
Bedroom 4	3.65m (12') x 3.35m (11')
Bathroom	3.00m (9'10") x 2.65m (8'8")

## First Floor

Bedroom 1	3.90m (12'10") x 3.35m (11')
Bedroom 2	3.95m (12'11") x 2.45m (8')
Bedroom 3	3.40m (11'2") x 2.00m (6'7")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup> | EPC Rating: D | Buyer's Premium Value: £1500.00

