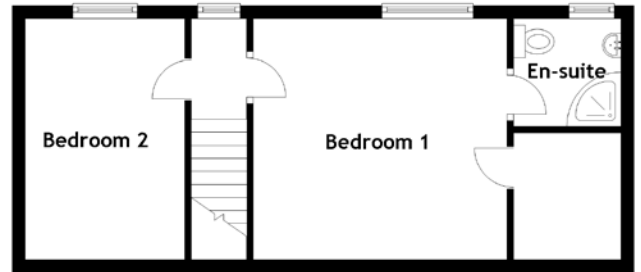


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Ground Floor | |
| Lounge | 4.65m (15'3") x 3.90m (12'10") |
| Kitchen/Diner | 5.80m (19'1") x 3.25m (10'8") |
| Sitting Room | 4.65m (15'3") x 3.60m (11'10") |
| Bedroom 3 | 3.80m (12'5") x 2.60m (8'6") |
| Bedroom 4 | 3.70m (12'2") x 3.15m (10'4") |
| Bathroom | 2.85m (9'4") x 2.20m (7'3") |

First Floor

| | |
|-----------|--------------------------------|
| Bedroom 1 | 3.90m (12'10") x 3.70m (12'2") |
| Bedroom 2 | 3.70m (12'2") x 2.45m (8'1") |
| En-suite | 1.65m (5'5") x 1.65m (5'5") |

Gross internal floor area (m²): 127m² | EPC Rating: D

Buyer's Premium Value: £3250.00

Extras: Some items may be available by separate negotiation.

