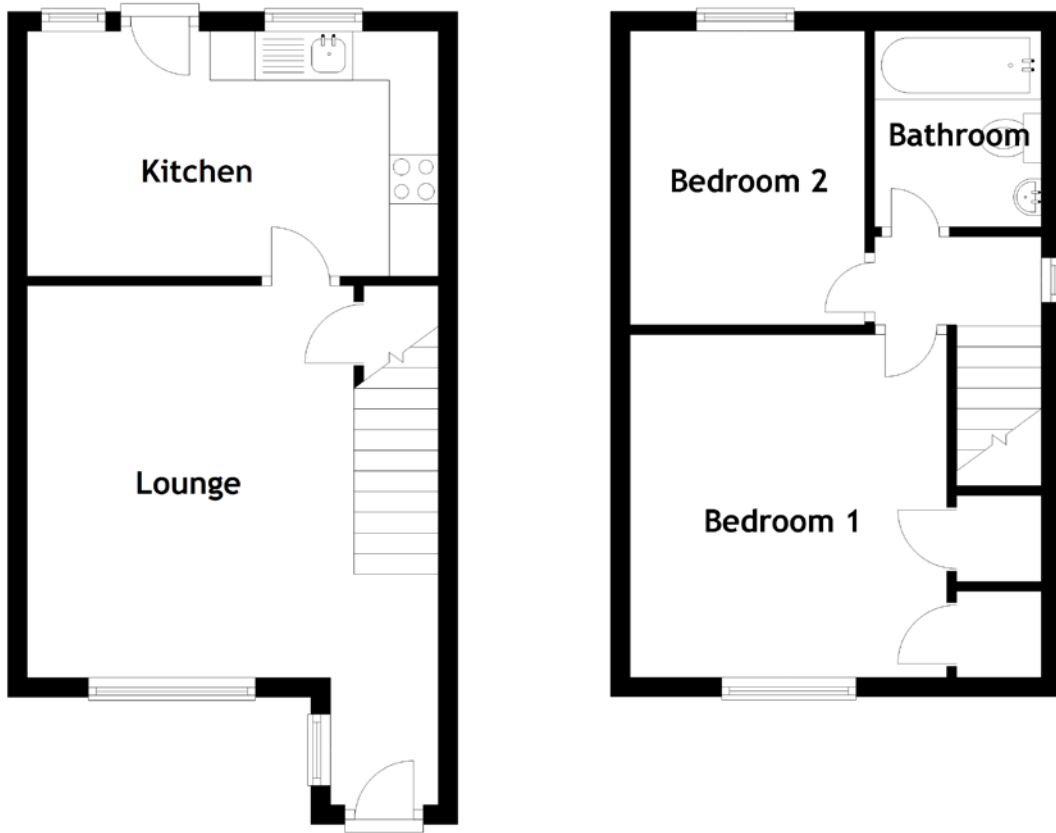


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

