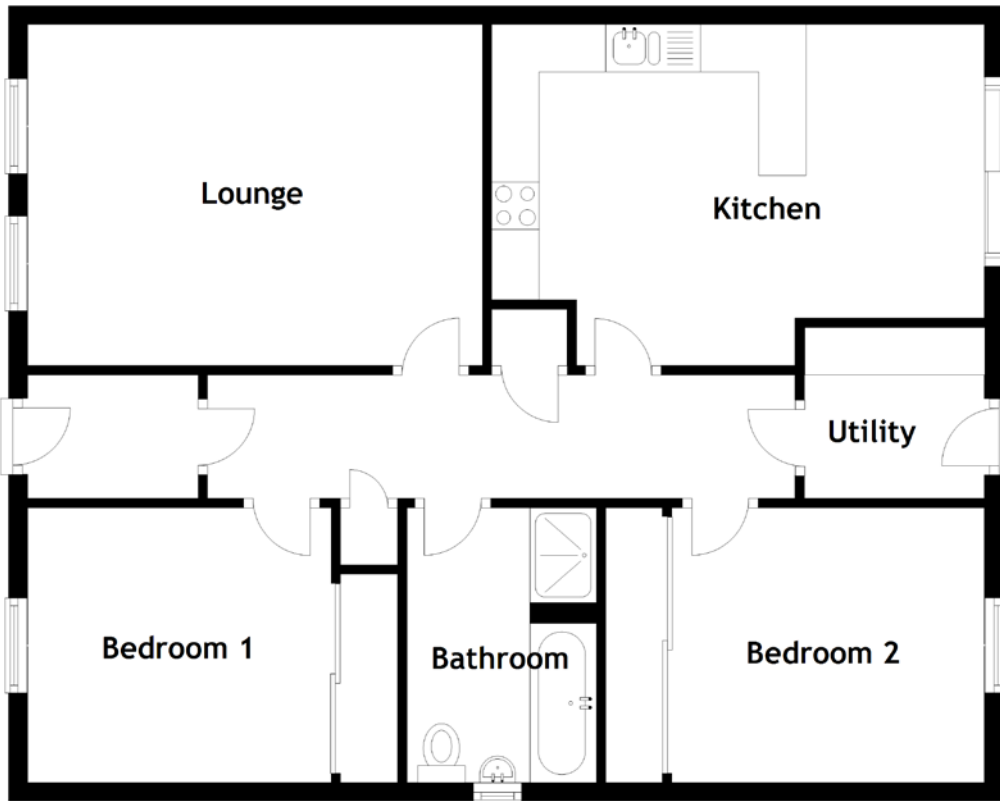


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Utility	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: C

Extras: All fitted floor coverings, blinds, curtains, light fittings, freestanding fridge/freezer, washing machine and tumble dryer are included in the sale unless otherwise stated.

