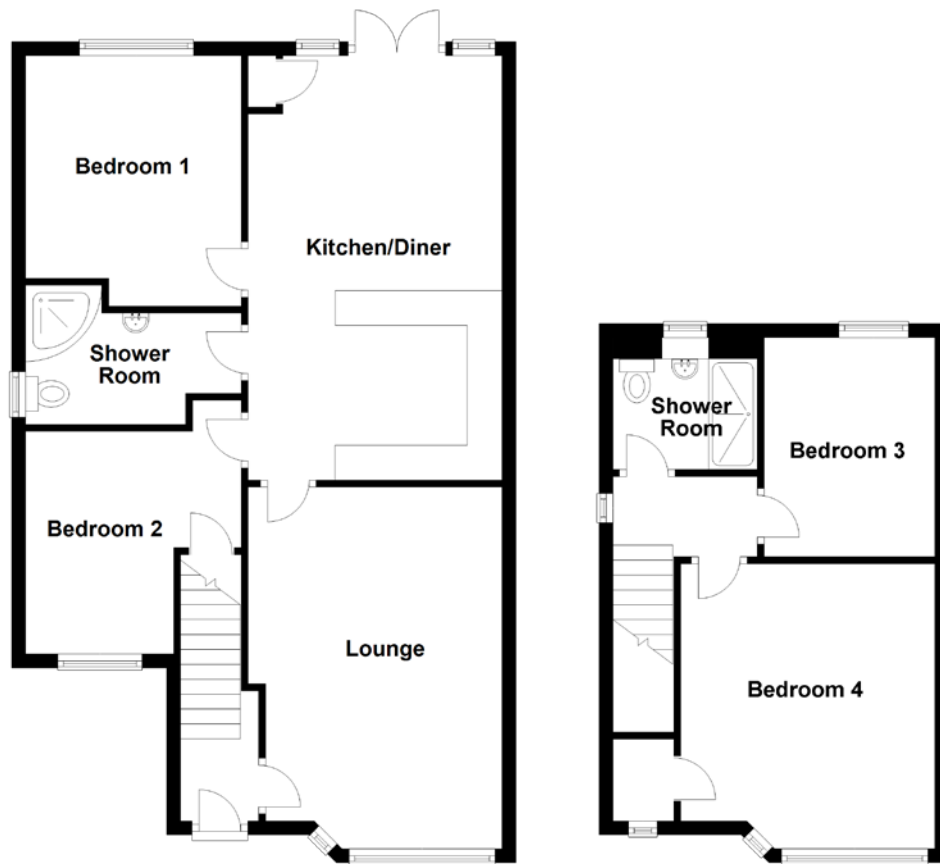


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.65m (12')
Kitchen/Diner	6.10m (20') x 3.65m (12')
Shower Room	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	3.15m (10'4") x 2.45m (8')

Bedroom 4	4.10m (13'5") x 3.45m (11'4")
Shower Room	1.95m (6'5") x 1.60m (5'3")

Gross internal floor area (m²): 95m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

