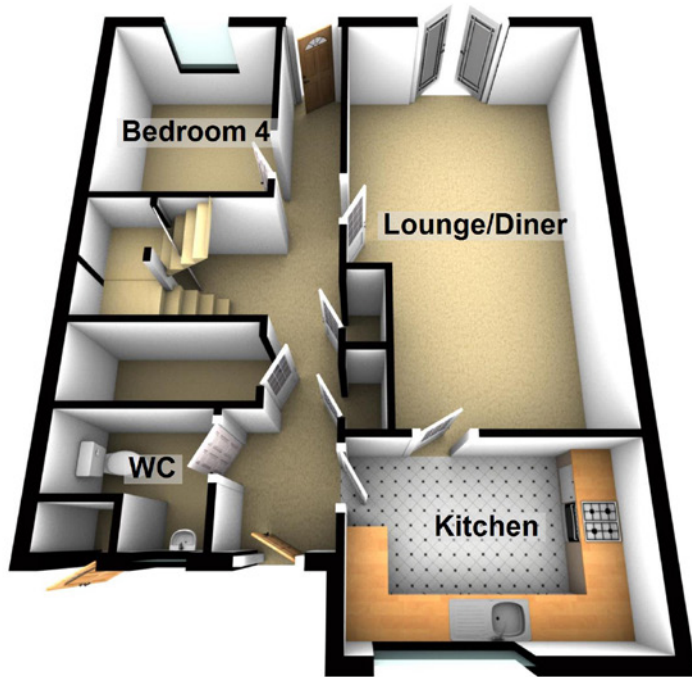


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.55m (11'8")
Kitchen	3.50m (11'6") x 2.35m (7'9")
WC	2.00m (6'7") x 1.65m (5'5")
Bedroom 1	3.55m (11'8") x 3.45m (11'4")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.90m (12'10") x 2.90m (9'6")

Bedroom 4	2.90m (9'6") x 2.45m (8')
Shower Room	2.50m (8'2") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.

