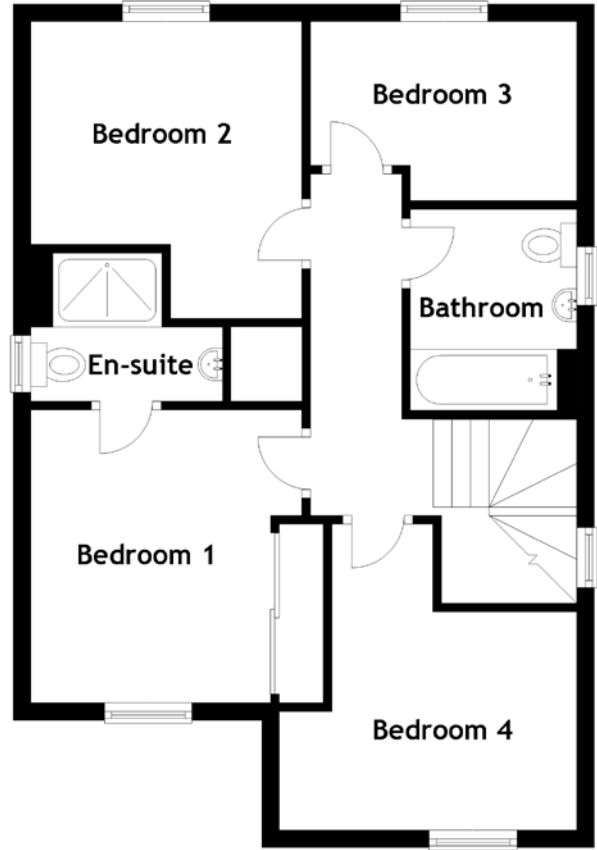
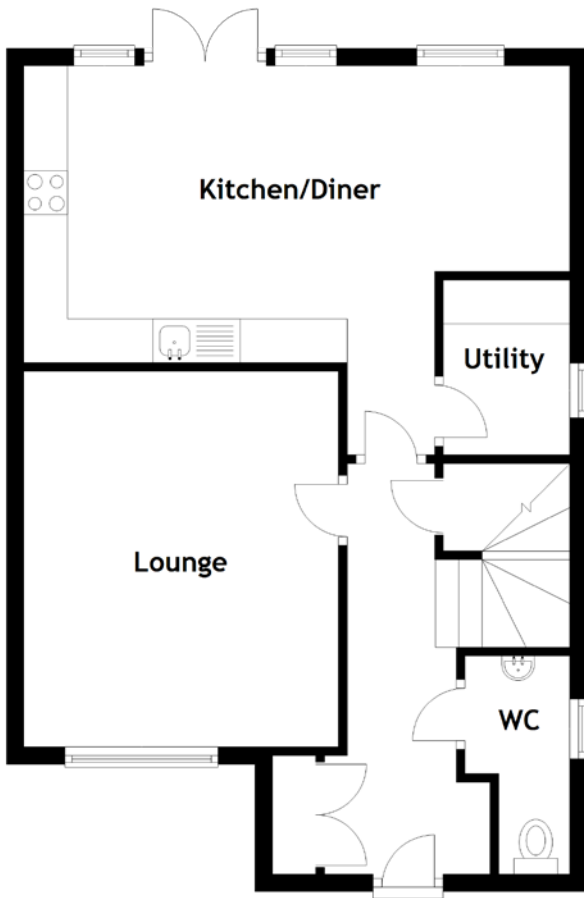


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen/Diner	6.25m (20'6") x 3.40m (11'2")
Utility	2.00m (6'7") x 1.45m (4'9")
WC	
Bathroom	2.30m (7'7") x 1.90m (6'3")
Bedroom 1	3.35m (11') x 3.10m (10'2")
En-suite	2.20m (7'2") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")

Bedroom 3	3.10m (10'2") x 2.05m (6'9")
Bedroom 4	3.50m (11'6") x 3.40m (11'2")

Gross internal floor area (m²): 107m²
EPC Rating: B

Buyer's Premium Value: £5000.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation. Blinds included.

