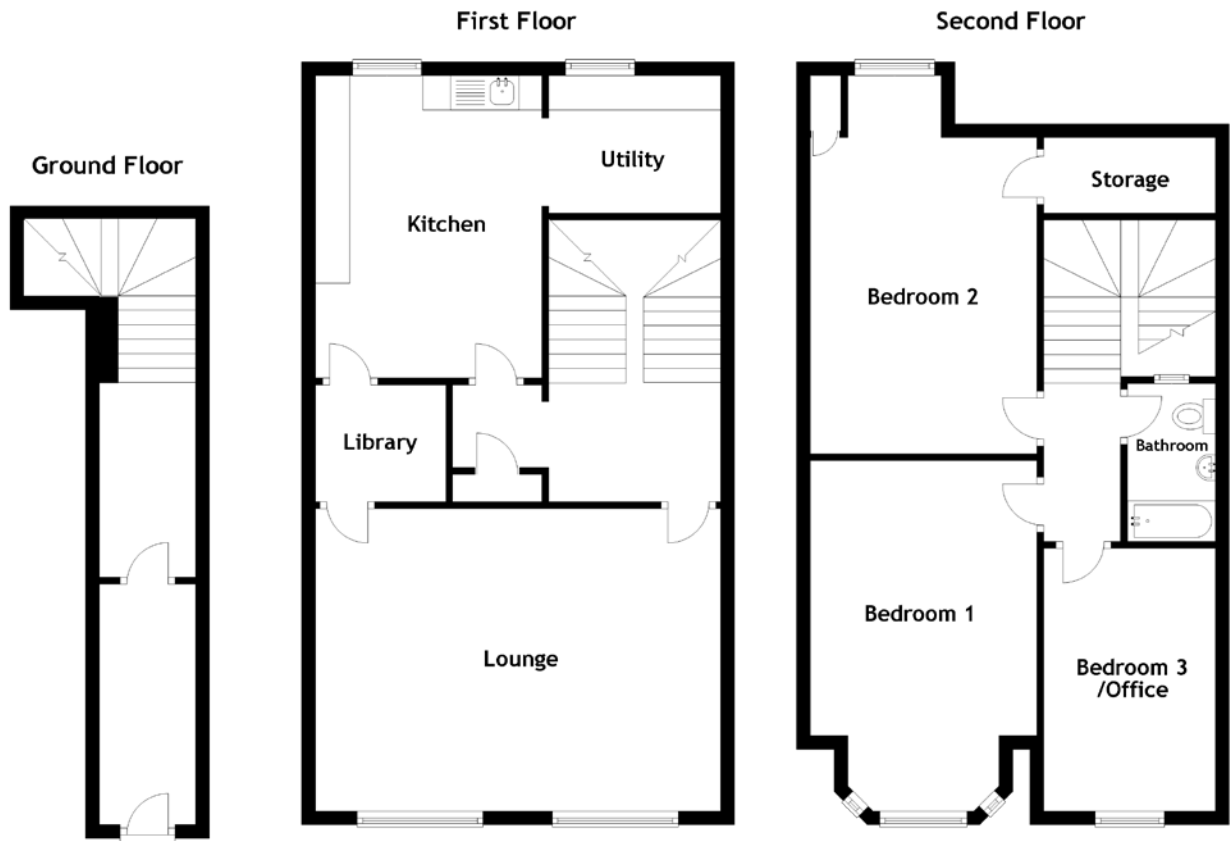


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.40m (14'5")
Library	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.40m (14'5") x 3.30m (10'10")
Utility	2.50m (8'3") x 2.00m (6'7")
Bedroom 1	5.10m (16'9") x 3.30m (10'10")
Bedroom 2	5.50m (18'1") x 3.30m (10'10")

Bedroom 3/Office	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.30m (7'6") x 1.40m (4'7")

Gross internal floor area (m²): 119m²
EPC Rating: D

Extras (Included in the sale): Dish washer, washing machine, oven, hob, carpets and blinds.

