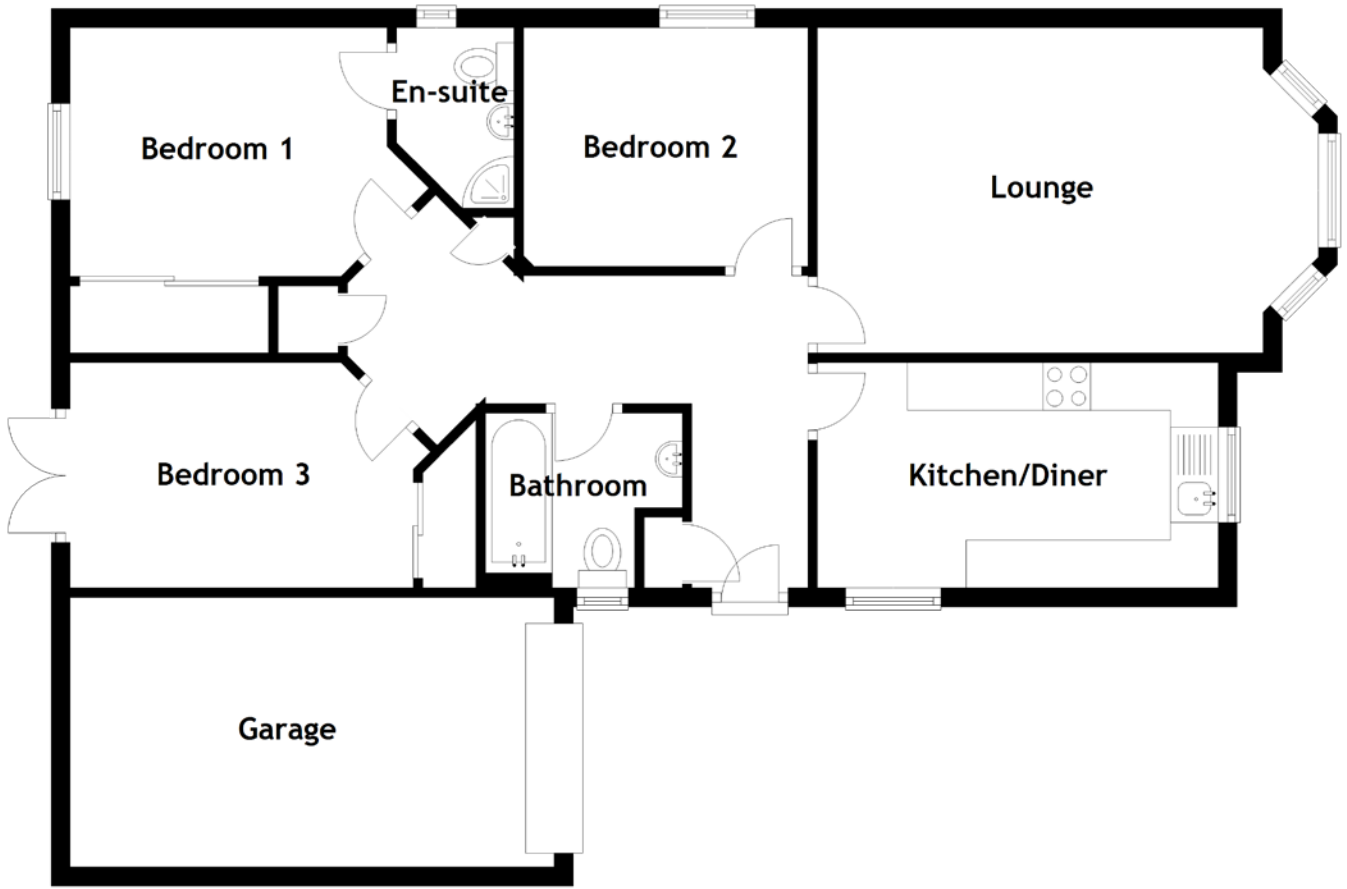


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.25m (17'3") x 3.41m (11'2")
Kitchen/Diner	4.20m (13'9") x 2.36m (7'9")
Bedroom 1	3.32m (10'11") x 2.61m (8'7")
En-suite	2.00m (6'7") x 1.23m (4')
Bedroom 2	2.98m (9'9") x 2.50m (8'2")

Bedroom 3	3.67m (12') x 2.50m (8'2")
Bathroom	2.06m (6'9") x 1.83m (6')
Garage	5.07m (16'8") x 2.82m (9'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3750.00

