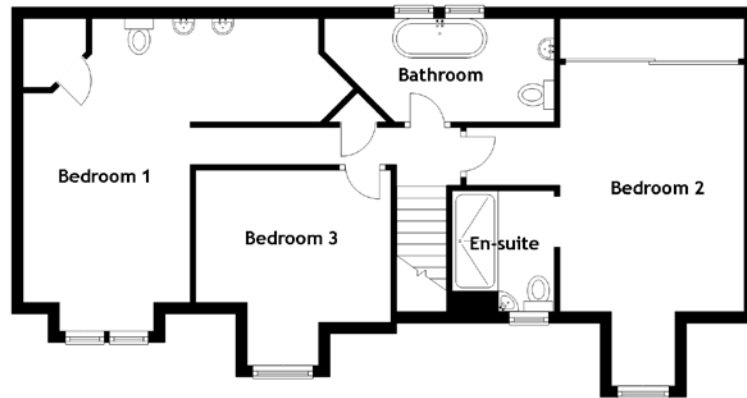
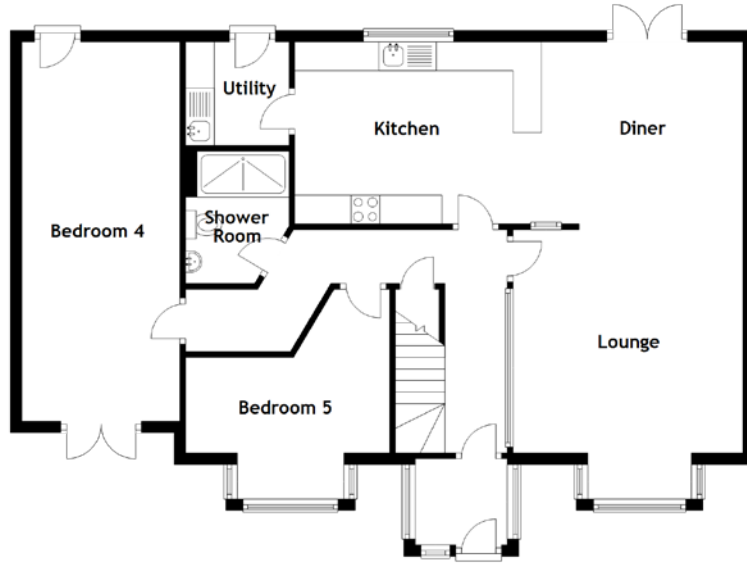


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner/Kitchen	7.80m (25'7") x 7.15m (23'6")
Utility	1.80m (5'11") x 1.80m (5'11")
Shower Room	2.30m (7'7") x 1.80m (5'11")
Bedroom 4	6.60m (21'8") x 2.75m (9')
Bedroom 5	3.65m (12') x 3.55m (11'8")

First Floor	
Bathroom	4.00m (13'1") x 1.80m (5'11")

Bedroom 1	5.75m (18'11") x 5.50m (18'1")
Bedroom 2	5.55m (18'3") x 3.20m (10'6")
En-suite	2.10m (6'11") x 2.05m (6'9")
Bedroom 3	3.40m (11'2") x 3.15m (10'4")

Gross internal floor area (m²): 150m² | EPC Rating: C

Buyer's Premium Value: £3500.00

Extras: All additional items are available by separate negotiation or a very firm offer.

