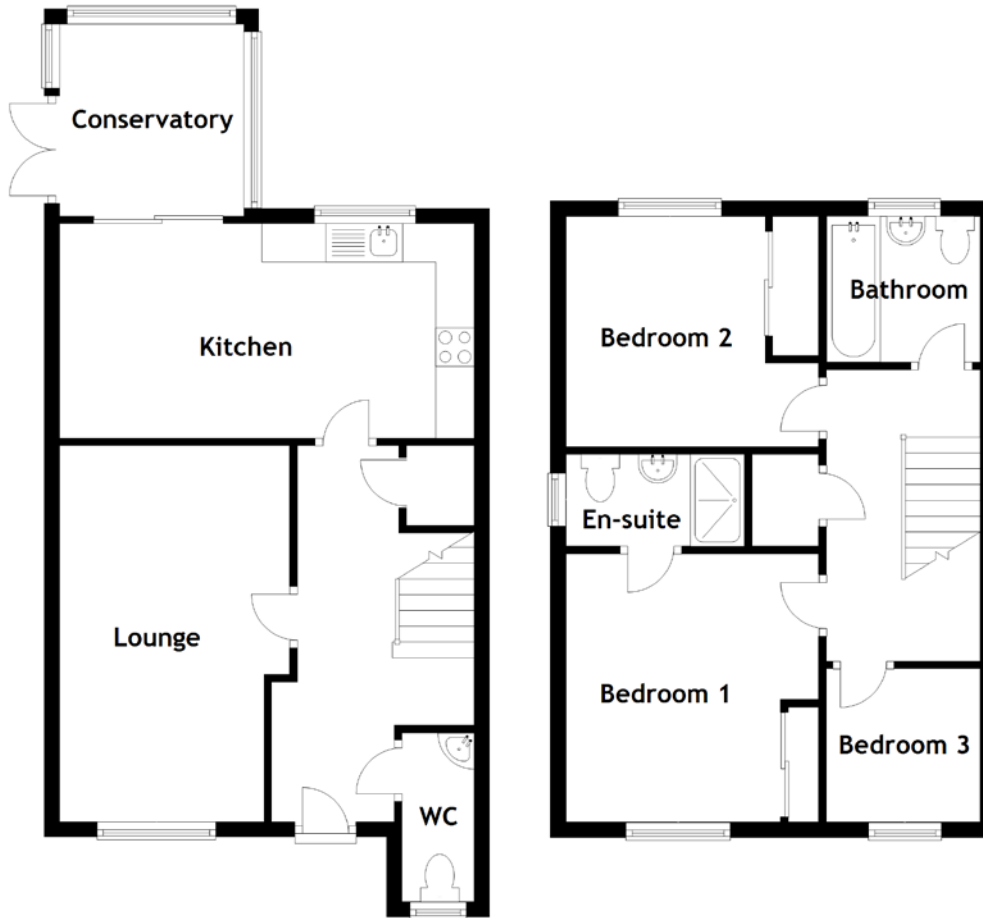


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.00m (9'10")
Kitchen	5.40m (17'9") x 2.80m (9'2")
Conservatory	2.60m (8'6") x 2.40m (7'10")
WC	2.20m (7'3") x 1.00m (3'3")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")

En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 86m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and American fridge freezer.

