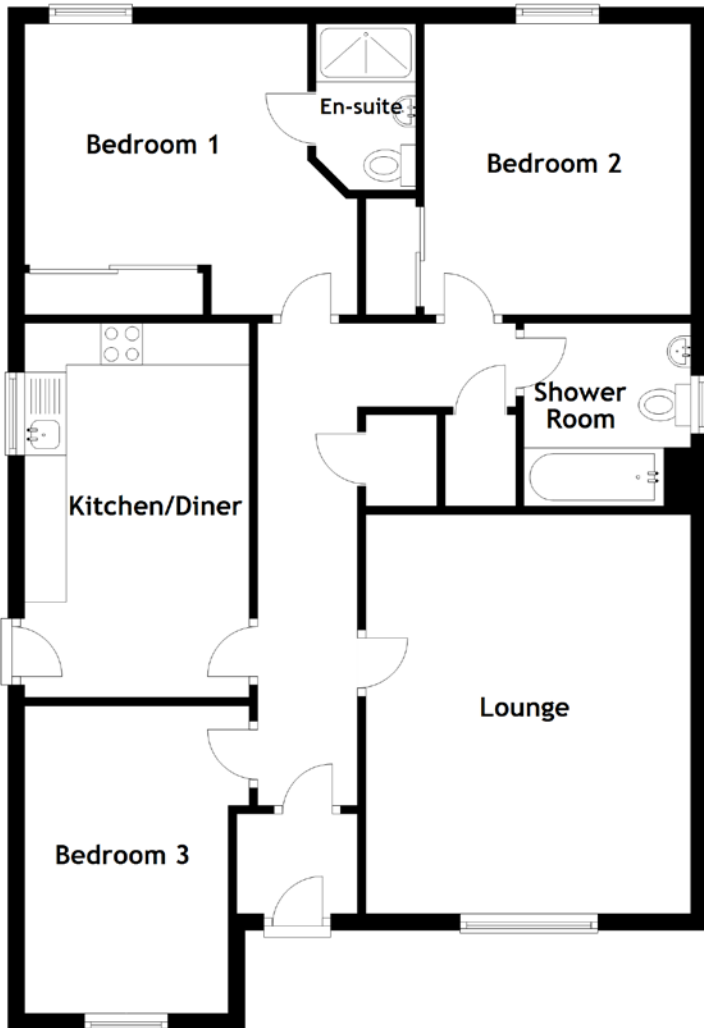


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen/Diner	4.50m (14'9") x 2.70m (8'10")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £3,500

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

