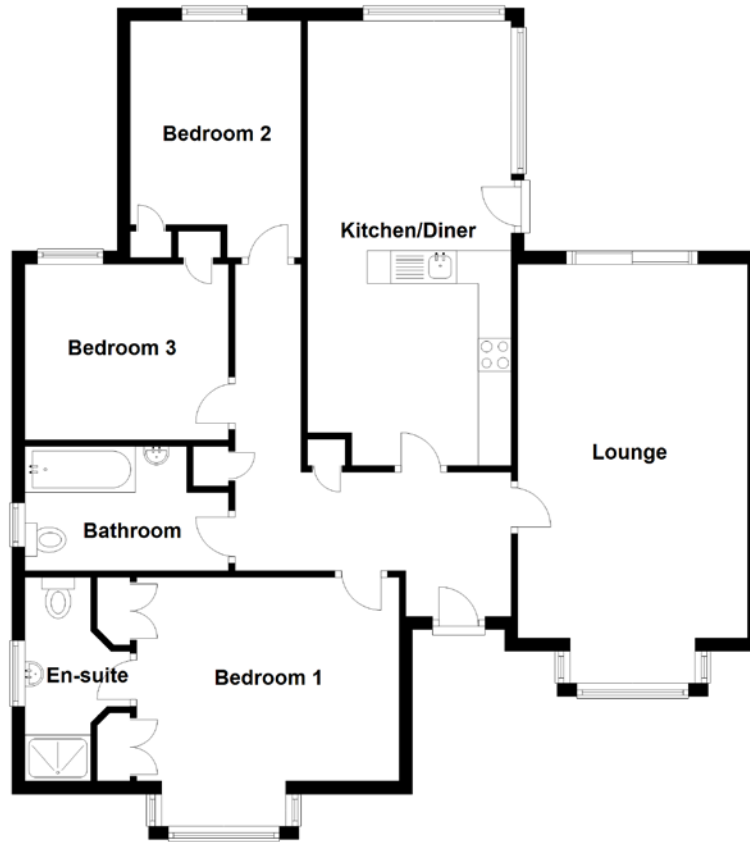


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Kitchen/Diner	6.80m (22'4") x 3.10m (10'2")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
En-suite	3.10m (10'2") x 1.60m (5'3")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")

Bathroom

3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m²): 110m²
EPC Rating: C

Buyer's Premium Value: £3,500 + VAT

Extras (Included in the sale): Light fittings and appliances.

