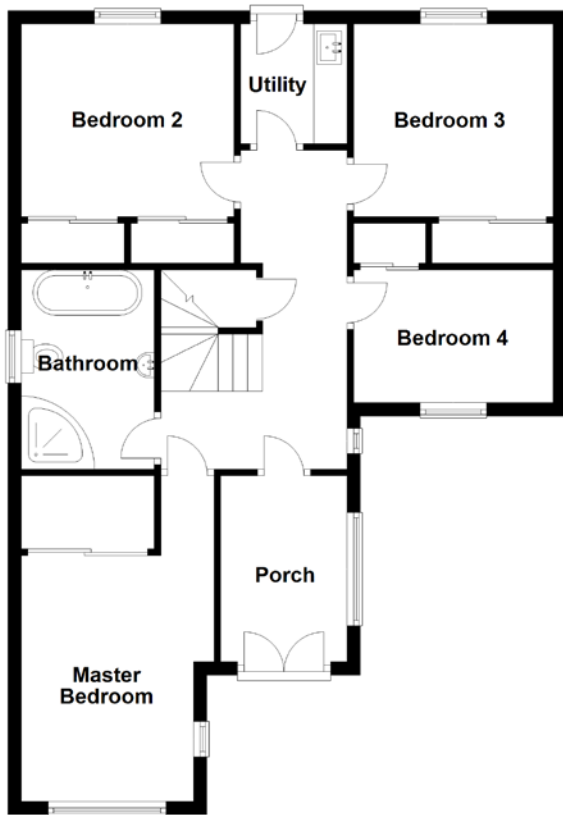


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Porch	2.80m (9'2") x 1.80m (5'11")
Master Bedroom	4.90m (16'1") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	3.00m (9'10") x 2.00m (6'7")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Utility	1.80m (5'11") x 1.60m (5'3")

First Floor

Lounge	4.90m (16'1") x 3.80m (12'6")
Balcony	2.59m (8'6") x 2.00m (6'7")
Kitchen/Diner	5.90m (19'4") x 5.70m (18'8")
Bedroom 5	3.60m (11'10") x 2.90m (9'6")
En-suite	2.00m (6'7") x 2.00m (6'7")
WC	1.80m (5'11") x 1.20m (3'11")

Gross internal floor area (m²): 136m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, integral appliances, dishwasher, fridge freezer, oven and hob.

