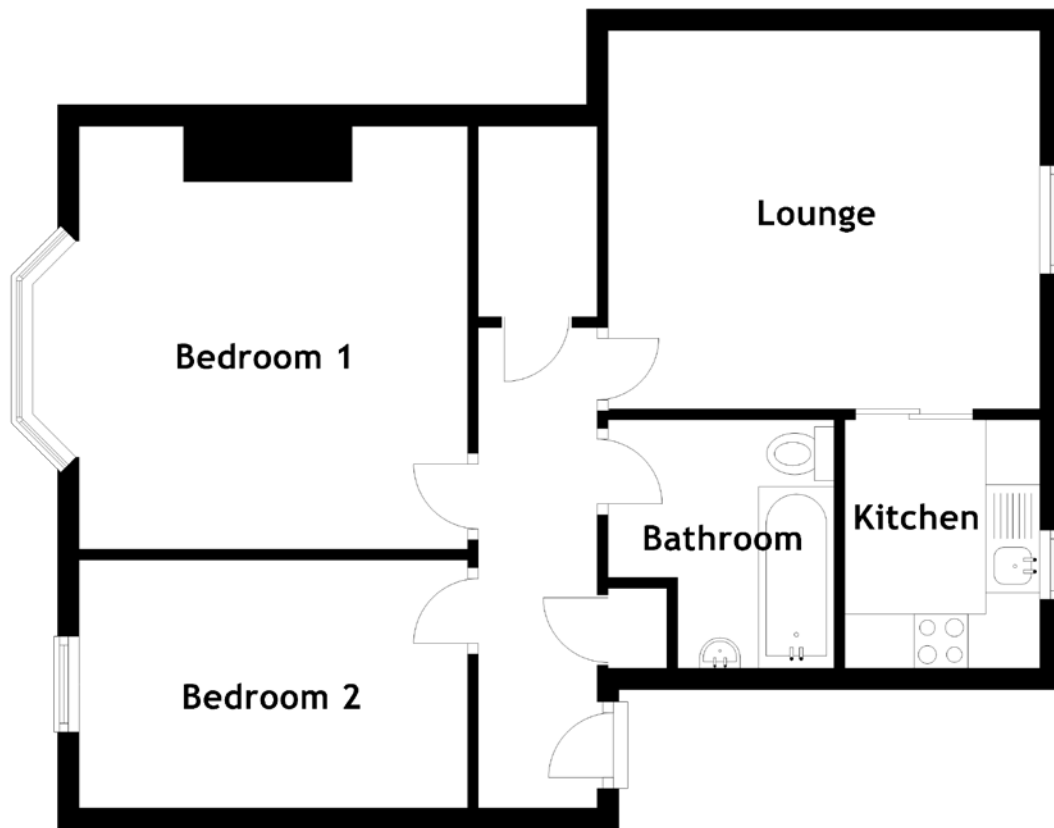


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	2.30m (7'7") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings, all other soft furnishings and electrical items are by separate negotiation.

