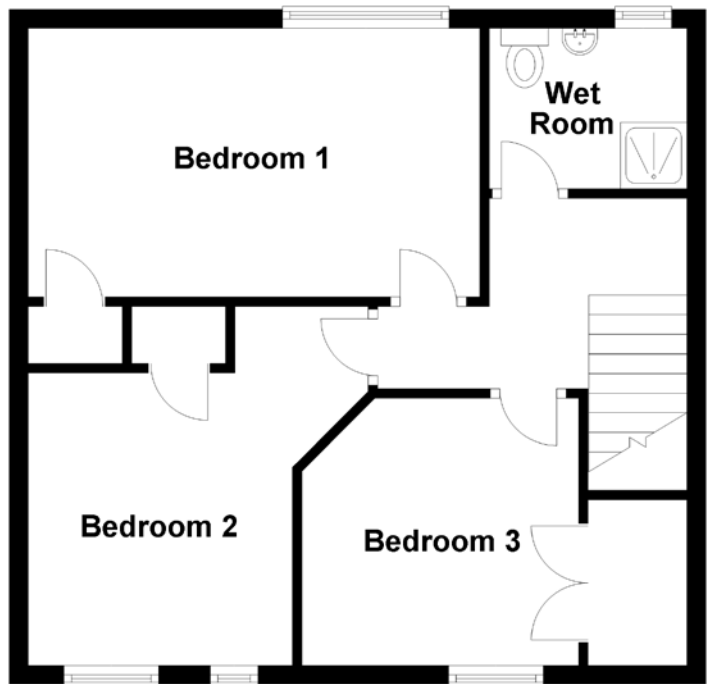
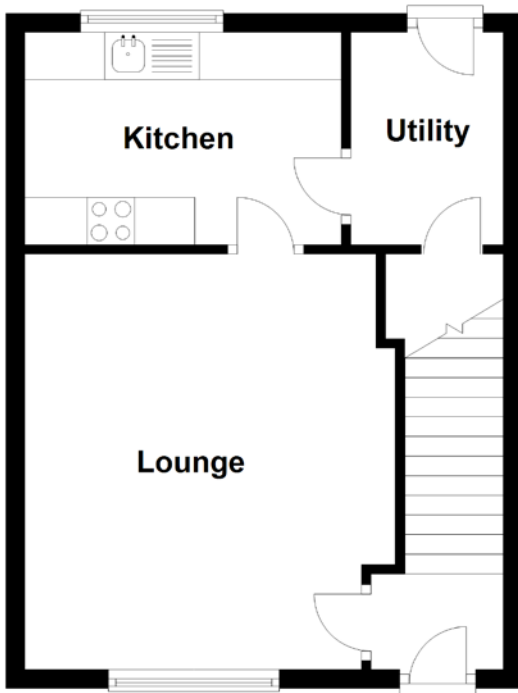


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.38m (14'4") x 3.91m (12'10")
Kitchen	3.34m (10'11") x 2.24m (7'4")
Utility	2.24m (7'4") x 1.61m (5'3")
Bedroom 1	4.77m (15'8") x 2.83m (9'4")
Bedroom 2	3.86m (12'8") x 3.59m (11'9")
Bedroom 3	2.92m (9'7") x 2.82m (9'3")

Wet Room 2.08m (6'10") x 1.69m (5'7")

Gross internal floor area (m²): 87m²
EPC Rating: D

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.

