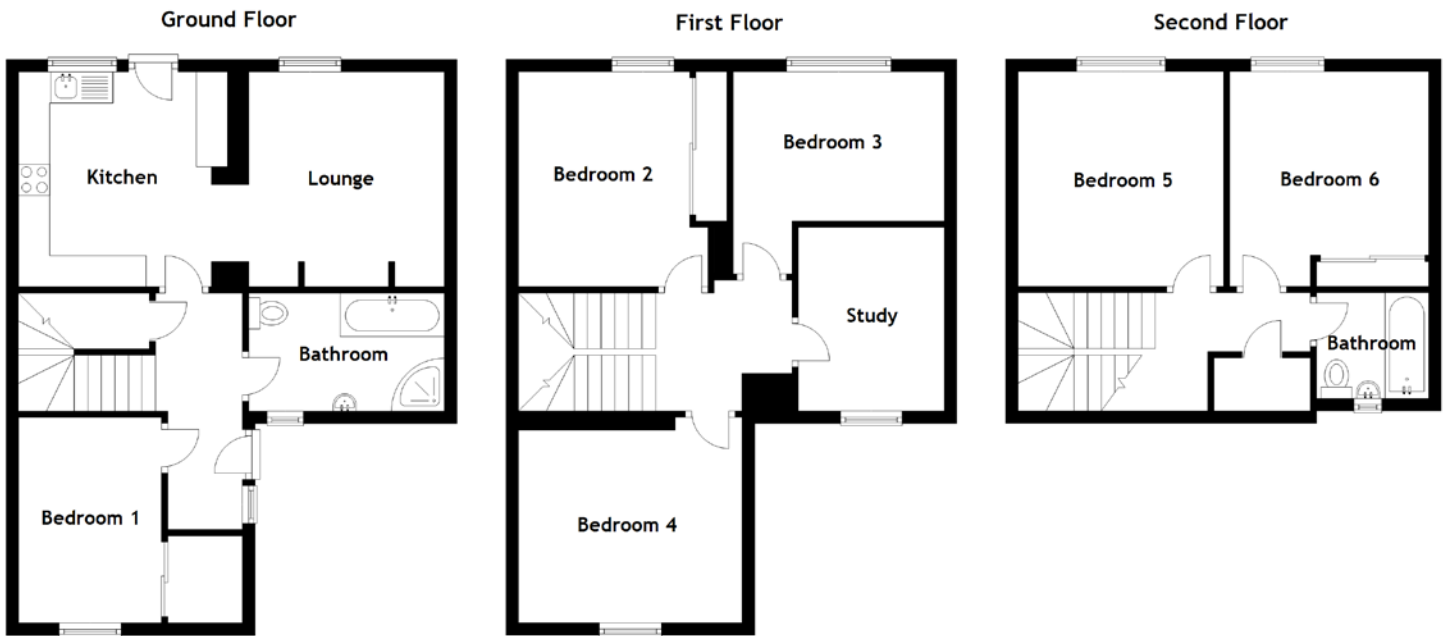


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	3.15m (10'4") x 3.15m (10'4")
Kitchen	3.45m (11'4") x 3.10m (10'2")
Bedroom 1	3.30m (10'10") x 2.30m (7'7")
Bathroom	3.05m (10') x 1.90m (6'3")

First Floor

Bedroom 2	3.45m (11'4") x 3.05m (10')
Bedroom 3	3.40m (11'2") x 3.25m (10'8")
Bedroom 4	3.30m (10'10") x 3.30m (10'10")
Study	2.90m (9'6") x 2.35m (7'8")

Second Floor

Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Bedroom 6	3.45m (11'4") x 3.20m (10'6")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m2): 118m2

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable.

