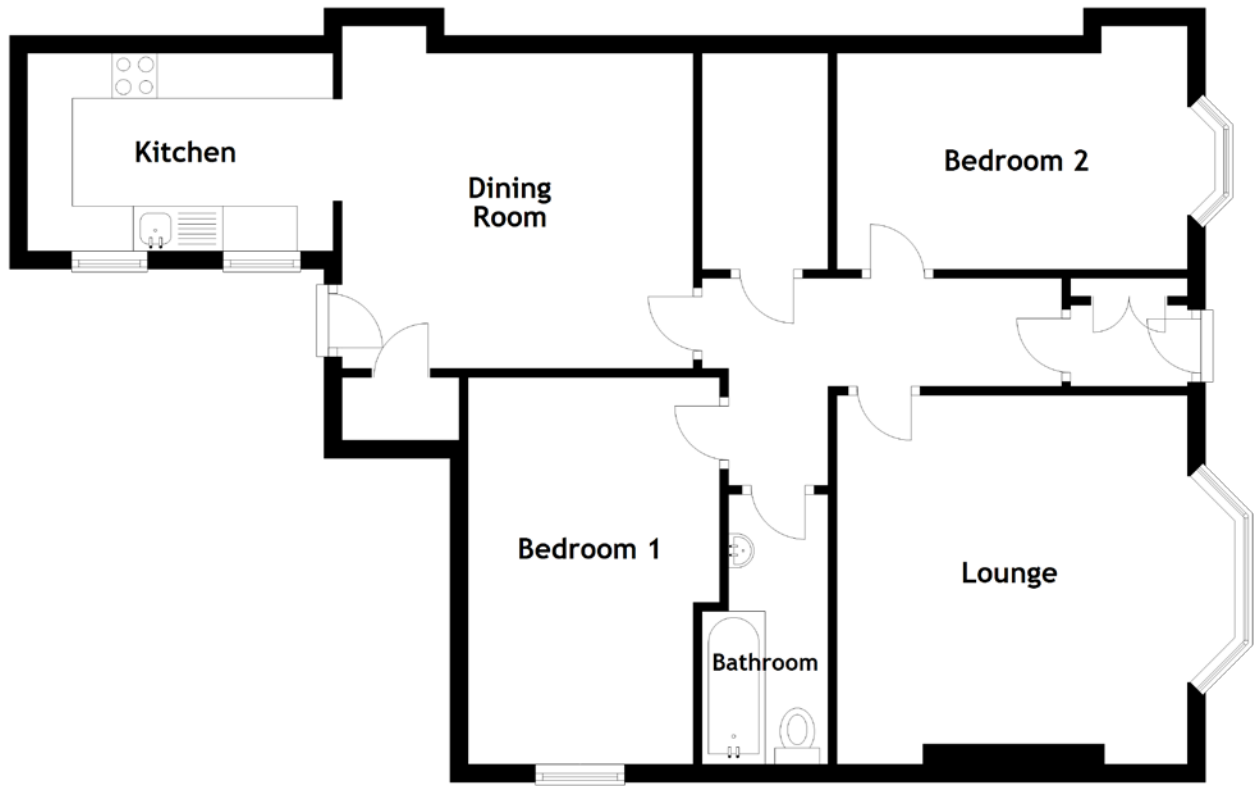


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Dining Room	3.91m (12'10") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 2.40m (7'10")

Gross internal floor area (m²): 83m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings may be available by separate negotiation.

