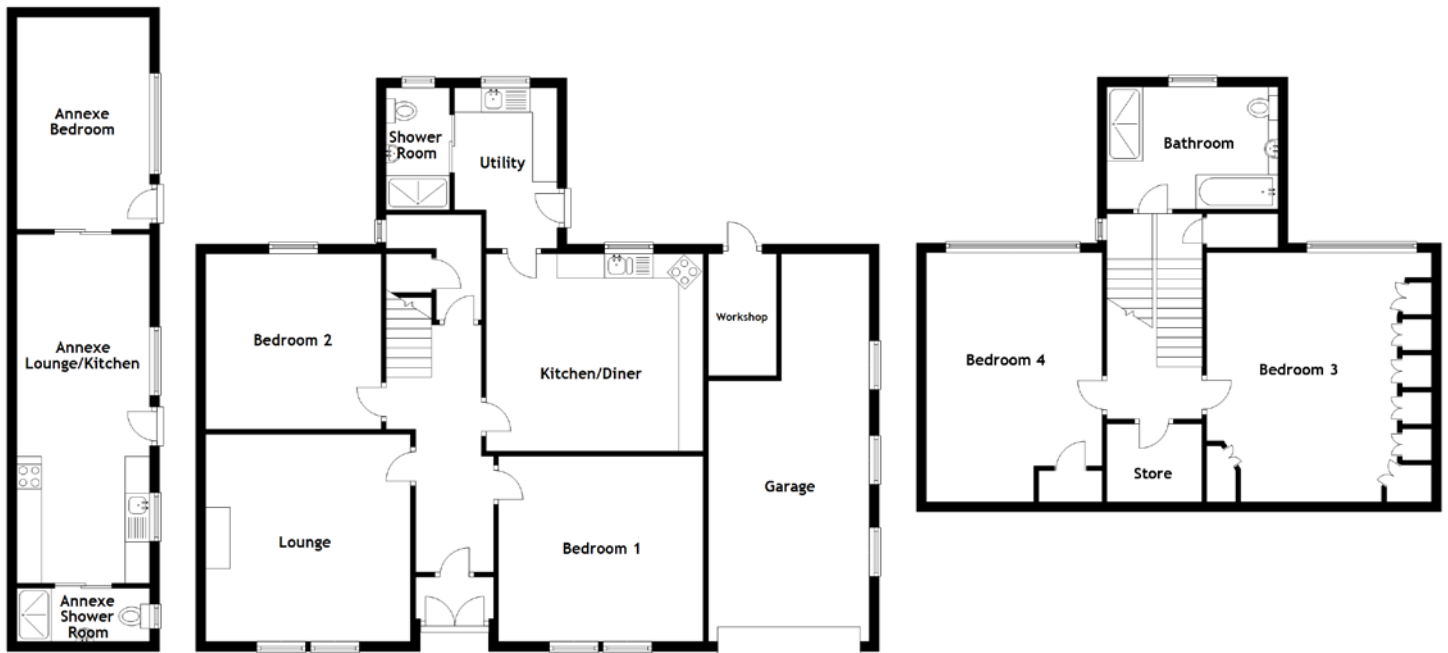


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.25m (13'11") x 4.20m (13'9")
Kitchen/Diner	4.45m (14'7") x 4.05m (13'3")
Utility	3.30m (10'10") x 2.10m (6'11")
Shower Room	2.50m (8'2") x 1.30m (4'3")
Bedroom 1	4.20m (13'9") x 3.80m (12'6")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bedroom 3	5.10m (16'9") x 4.60m (15'1")
Bedroom 4	5.10m (16'9") x 3.50m (11'6")
Bathroom	3.60m (11'10") x 2.50m (8'2")
Store	1.94m (6'4") x 1.60m (5'3")

Garage	8.50m (27'11") x 3.30m (10'10")
Workshop	2.50m (8'3") x 1.40m (4'7")
Annexe Lounge/Kitchen	7.15m (23'5") x 2.40m (7'10")
Annexe Bedroom	4.35m (14'3") x 2.70m (8'10")
Annexe Shower Room	2.40m (7'10") x 1.10m (3'7")

Gross internal floor area (m²): 158m²
EPC Rating: E

Buyer's Premium Value: £4500.00

Extras (Included in the sale): Some items may be available by separate negotiation.

