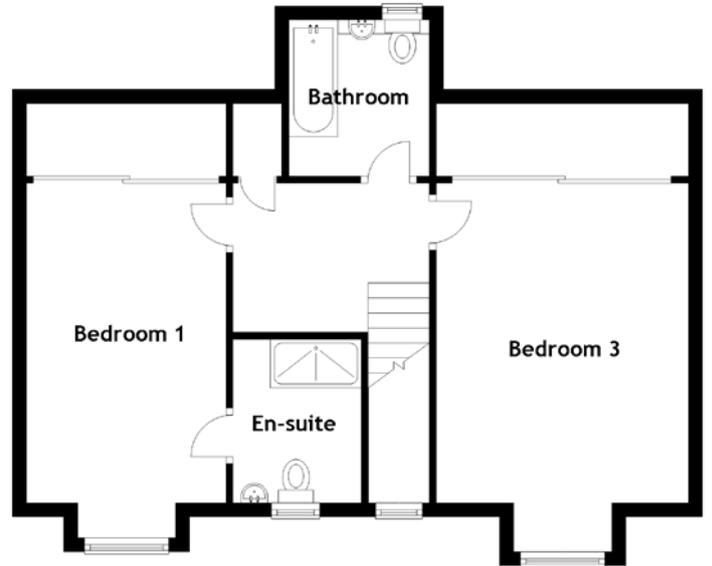
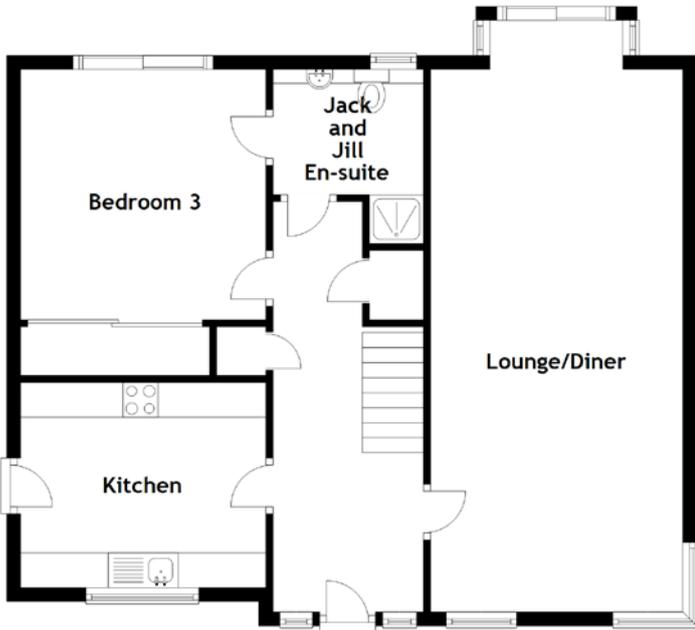


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.51m (27'11") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 2.95m (9'8")
Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Jack and Jill En-suite	2.15m (7'1") x 2.00m (6'7")
Bedroom 1	5.10m (16'9") x 2.90m (9'6")
En-suite	2.35m (7'9") x 1.70m (5'7")
Bedroom 2	5.30m (17'5") x 3.60m (11'10")
Bathroom	2.25m (7'4") x 2.00m (6'7")

Gross internal floor area (m²): 131m²
EPC Rating: C

Buyer's Premium Value: £3900.00

Extras (Included in the sale): The property currently benefits from a fantastic hot tub which may be available by separate negotiation. Similarly some furniture items may also be available separately if required.

