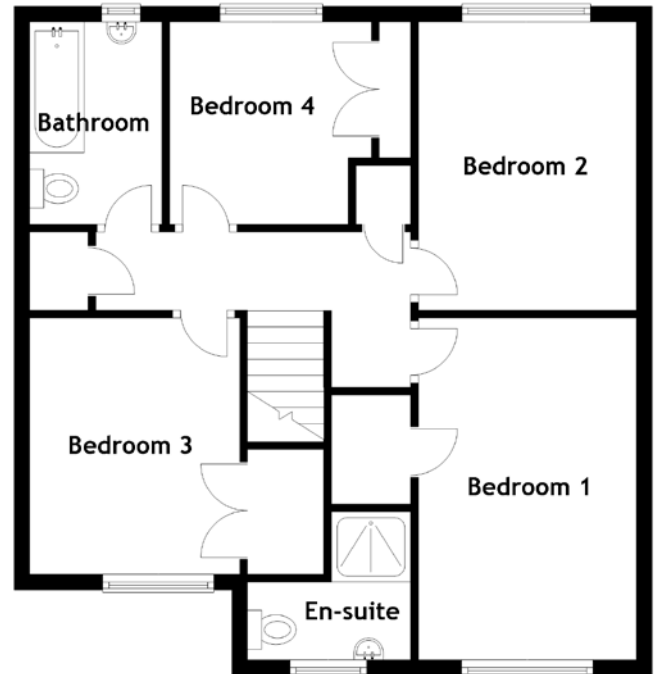
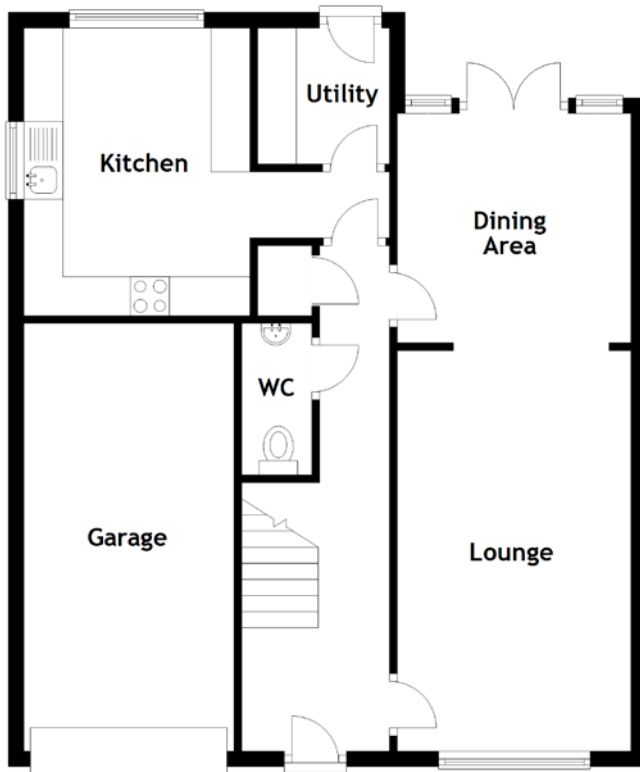


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 5.15m (16'11") x 3.00m (9'10") |
| Dining Area | 3.00m (9'10") x 2.95m (9'8")   |
| Kitchen     | 3.70m (12'2") x 3.00m (9'10")  |
| Utility     | 1.75m (5'9") x 1.70m (5'7")    |
| WC          | 1.95m (6'5") x 0.90m (2'11")   |
| Bedroom 1   | 4.40m (14'5") x 2.80m (9'2")   |
| En-suite    | 2.10m (6'11") x 1.90m (6'3")   |
| Bedroom 2   | 3.70m (12'2") x 2.80m (9'2")   |
| Bedroom 3   | 3.30m (10'10") x 2.80m (9'2")  |

|           |                               |
|-----------|-------------------------------|
| Bedroom 4 | 2.60m (8'6") x 2.60m (8'6")   |
| Bathroom  | 2.60m (8'6") x 1.70m (5'7")   |
| Garage    | 5.50m (18'1") x 2.70m (8'10") |

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3420.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

