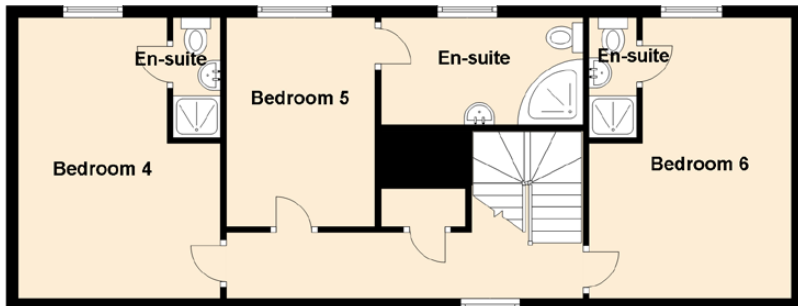
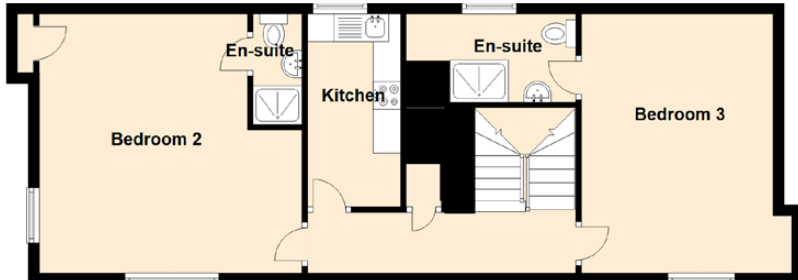
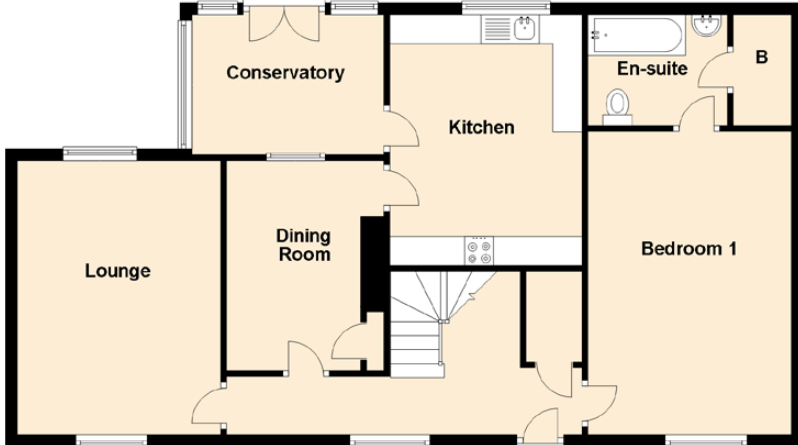


# 9 Francis Street



Approximate Dimensions (Taken from the widest point)

## GROUND FLOOR

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	4.30m (14'1") x 3.30m (10'10")
Dining Room	3.60m (11'10") x 2.70m (8'10")
Conservatory	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	4.80m (15'9") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.90m (6'3")

## FIRST FLOOR

Kitchen	3.50m (11'6") x 1.70m (5'7")
Bedroom 2	4.80m (15'9") x 4.70m (15'5")
En-suite	2.00m (6'7") x 0.80m (2'7")
Bedroom 3	4.70m (15'5") x 3.50m (11'6")
En-suite	3.10m (10'2") x 1.60m (5'3")

## SECOND FLOOR

Bedroom 4	4.70m (15'5") x 3.40m (11'2")
En-suite	2.00m (6'7") x 0.80m (2'7")
Bedroom 5	3.50m (11'6") x 2.50m (8'2")
En-suite	3.40m (11'2") x 1.80m (5'11")
Bedroom 6	4.70m (15'5") x 3.40m (11'2")
En-suite	2.00m (6'7") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): **212m<sup>2</sup>** | EPC Rating: **D**

Extras (Included in the sale): Gas hob, electric cooker, washing machine, fridge and dishwasher. Contents (including beds and linen) can also be included if required.