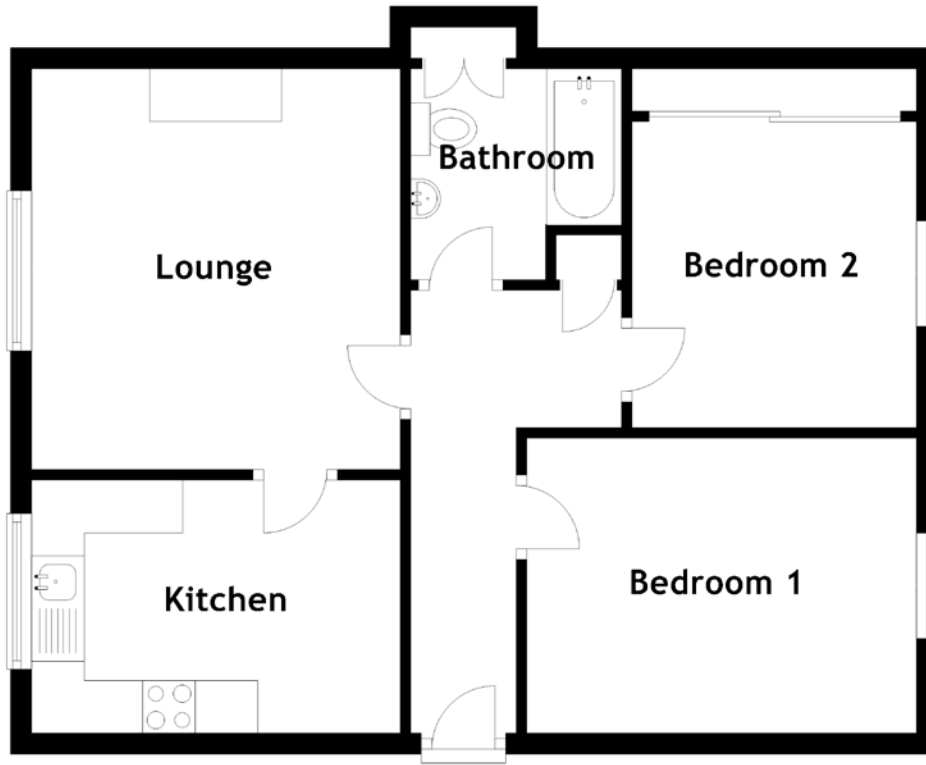


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 56m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings. Other soft furnishings and electrical items are by separate negotiation.

