FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

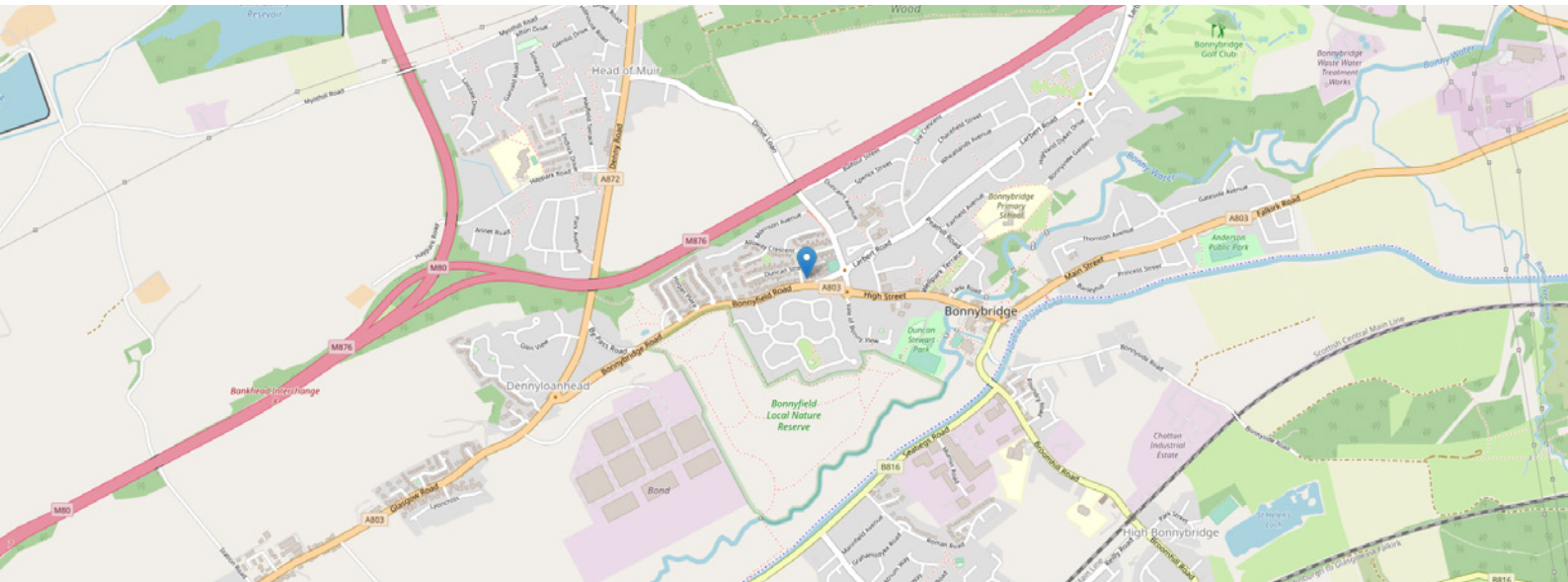
Ground Floor

Lounge	4.60m (15'1") x 4.30m (14'1")
Kitchen/Diner	4.30m (14'1") x 4.00m (13'1")
Store	1.70m (5'7") x 1.30m (4'3")
Bedroom 3	4.25m (13'11") x 3.30m (10'10")
Bedroom 4	3.65m (12') x 2.80m (9'2")
Bedroom 5	4.35m (14'3") x 4.20m (13'9")
Bathroom	2.50m (8'2") x 2.00m (6'7")

First Floor

Bedroom 1	4.80m (15'9") x 3.45m (11'4")
Bedroom 2	4.80m (15'9") x 3.45m (11'4")

Gross internal floor area (m^2): 120m^2
EPC Rating: D

Buyer's Premium Value: £5000.00

Extras (Included in the sale): Floor coverings, light fittings and windows dressings.