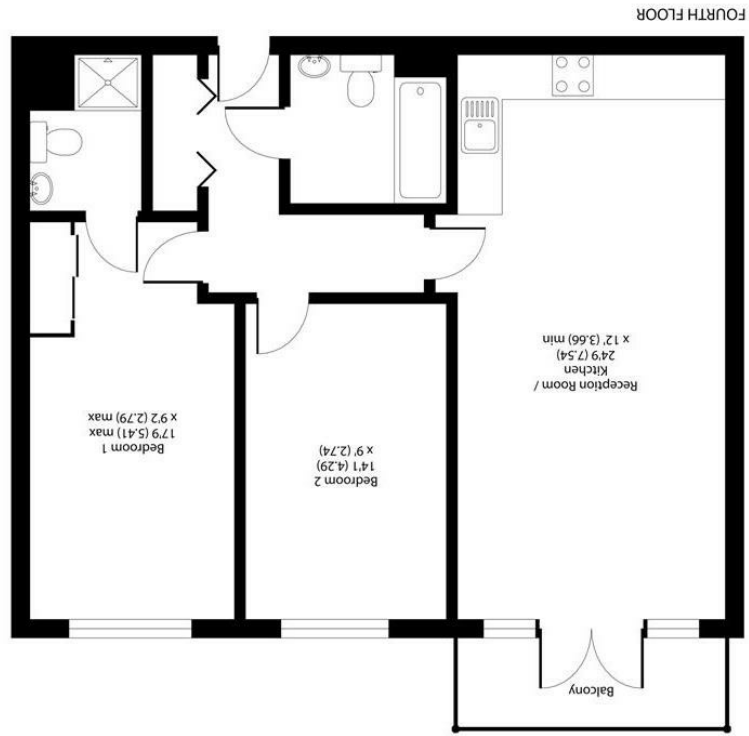


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

RICS Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential) © RICS 2021.  
 Produced for Gibson Lane, REF: 764108



Approximate Area = 789 sq ft / 73.3 sq m  
 For identification only - Not to scale

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