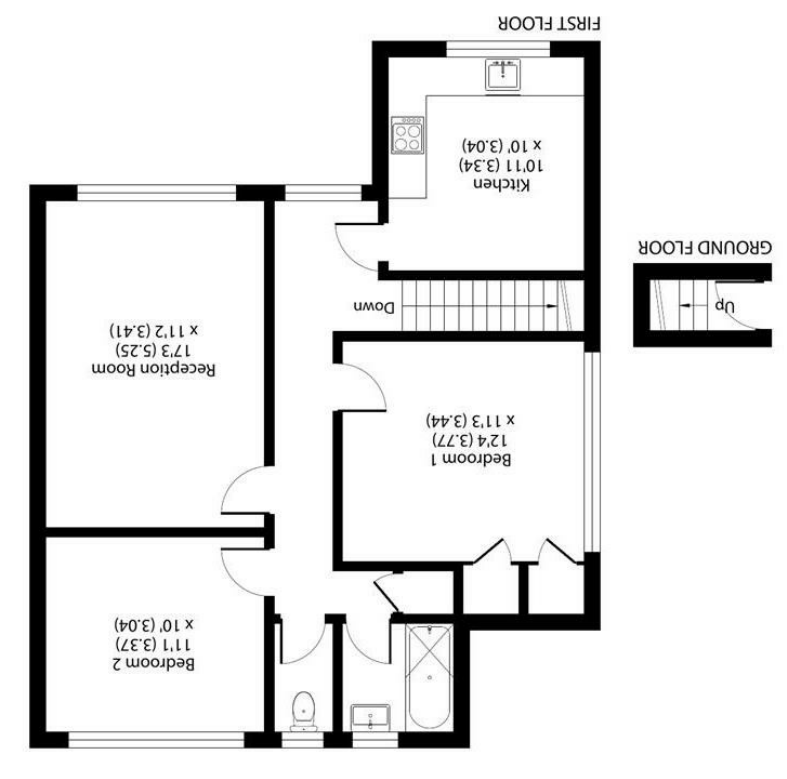


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification or warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Redkcom 2024. Produced for Gibson Lane. REF: 1214612



Approximate Area = 797 sq ft / 74 sq m  
 For identification only - Not to scale

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