



# The Elm

2 BEDROOM SEMI-DETACHED

**CLASSIC**  
SPECIFICATION  
[thebirdlings.co.uk](http://thebirdlings.co.uk)

# THE Elm

2 BED · SEMI

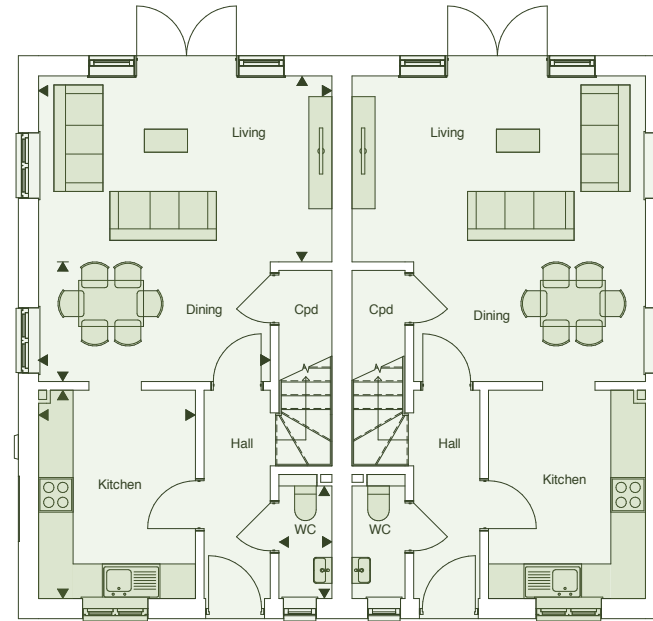
CLASSIC SPECIFICATION

PLOT NUMBERS

14,15,29,30,33,34,35,36,41,  
42,49,50,55,56,66,67



Bennell Developments Ltd gives notice that this brochure is produced for the general promotion of The Birdlings, Comberton only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication. Any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication April 2020.

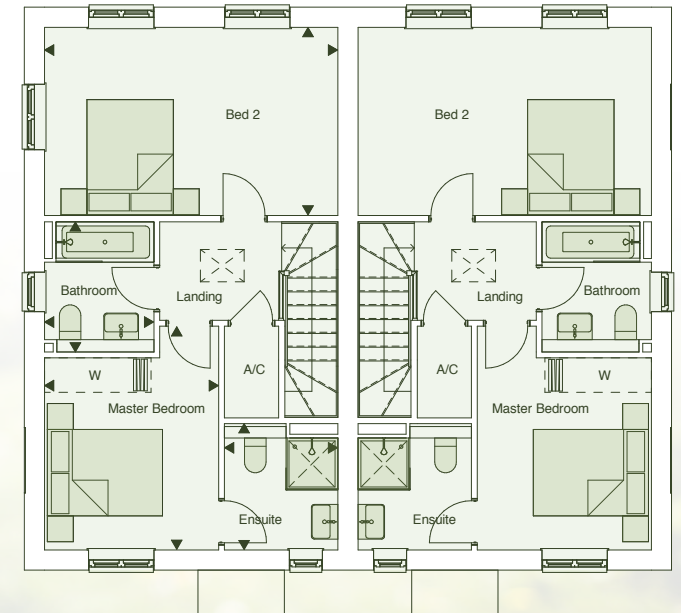


GROUND FLOOR

KEY:	
W	Wardrobe
A/C	Airing cupboard
Cpd	Cupboard
[Dashed Box]	Roof light
[Dashed Box]	2.1m ceiling height
[X in Box]	Loft hatch

THE ELM - GROUND FLOOR		
Kitchen	2.70m x 3.60m	8'86" x 11'8"
Living Room	2.80m x 5.10m	9'20" x 16'7"
Dining Room	2.50m x 4.00m	8'2" x 13'1"
WC	0.90m x 2.15m	2'95" x 7'05"
<b>Total Ground Floor</b>	<b>46.0 sq m</b>	<b>495.1 sq ft</b>
THE ELM - FIRST FLOOR		
Master Bedroom	3.00m x 3.90m	9'84" x 12'8"
Master Ensuite	1.95m x 2.20m	6'40" x 7'22"
Bedroom 2	3.30m x 5.10m	10'8" x 16'7"
Bathroom	1.90m x 2.25m	6'25" x 7'38"
<b>Total First Floor</b>	<b>43.0 sq m</b>	<b>462.8 sq ft</b>

Please note measurements are maximum dimensions



FIRST FLOOR