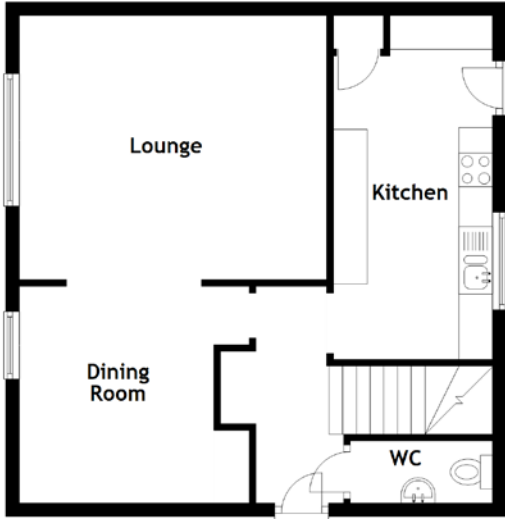
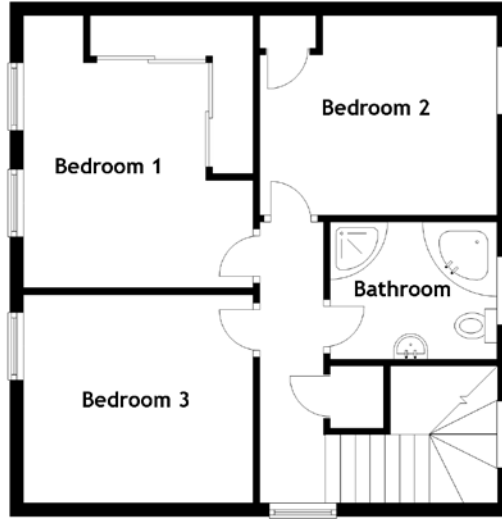


FLOOR PLAN, DIMENSIONS & MAP

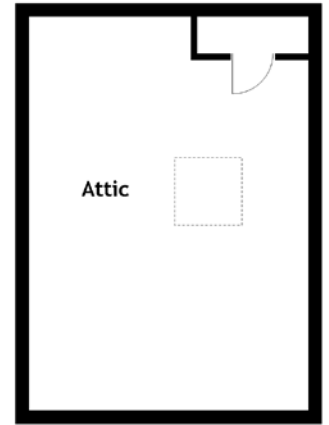
Ground Floor



First Floor



Attic



Approximate Dimensions
(Taken from the widest point)

Ground Floor
 Lounge 4.56m (15') x 3.91m (12'10")
 Dining Room 3.41m (11'2") x 3.21m (10'6")
 Kitchen 5.09m (16'8") x 2.36m (7'9")
 WC 1.10m (3'7") x 0.92m (3')

First Floor
 Bedroom 1 4.04m (13'3") x 3.40m (11'2")
 Bedroom 2 3.51m (11'6") x 2.96m (9'9")
 Bedroom 3 3.40m (11'2") x 3.11m (10'2")

Bathroom 2.47m (8'1") x 2.09m (6'10")

Attic
 Attic 5.83m (19'1") x 4.14m (13'7")

Gross internal floor area (m²): 102m²

EPC Rating: C

Extras (Included in the sale): As the current owners are looking to relocate abroad it may be possible to purchase some of their fine furnishings and quality white goods by separate negotiation.

