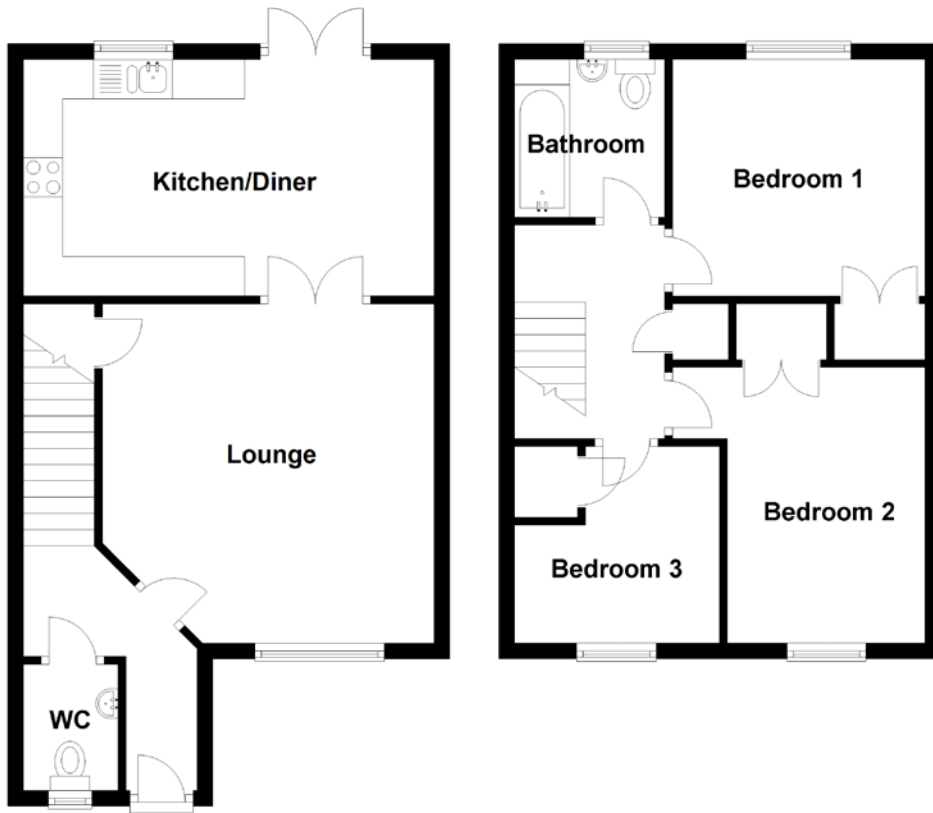


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen/Diner	5.20m (17'1") x 3.00m (9'10")
WC	1.60m (5'3") x 1.20m (3'11")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")

Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: C

