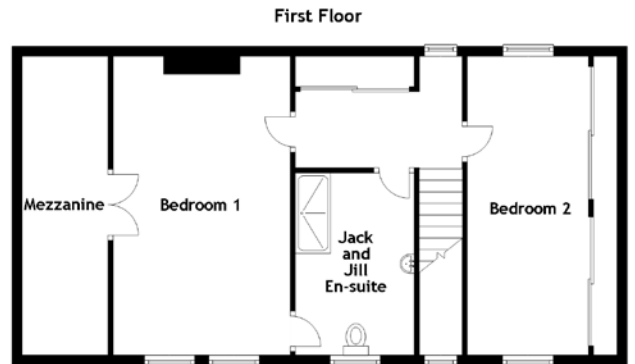


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Porch	2.60m (8'7") x 2.30m (7'6")
Lounge/Kitchen/Diner	8.20m (26'11") x 6.90m (22'8")
Utility	2.70m (8'10") x 1.90m (6'3")
Bedroom 3	4.10m (13'5") x 3.70m (12'2")
Bedroom 4	3.70m (12'2") x 3.60m (11'10")
Bathroom	3.10m (10'2") x 2.90m (9'6")

First Floor	
Jack and Jill En-suite	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	5.90m (19'4") x 3.50m (11'6")
Mezzanine	5.90m (19'4") x 1.70m (5'7")
Bedroom 2	5.90m (19'4") x 2.40m (7'10")

Gross internal floor area (m²): 190m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings unless otherwise specified.

