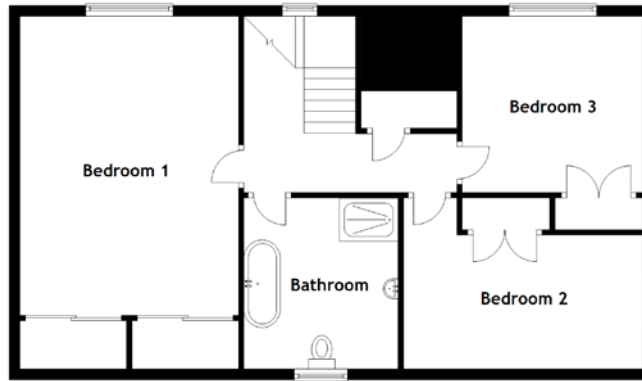
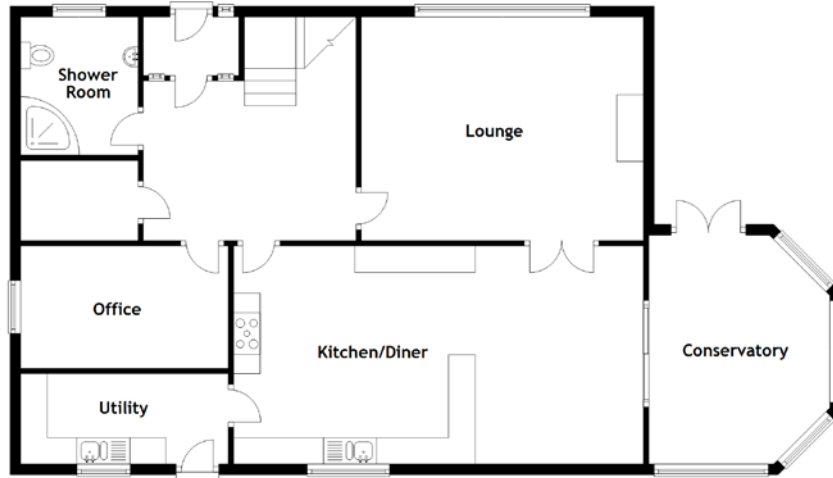


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.20m (13'9")
Kitchen/Diner	7.70m (25'3") x 4.10m (13'5")
Conservatory	4.30m (14'1") x 3.40m (11'2")
Utility	3.90m (12'10") x 1.70m (5'7")
Office	3.90m (12'10") x 2.30m (7'7")
Shower Room	2.60m (8'6") x 2.20m (7'3")
Bathroom	3.20m (10'6") x 2.90m (9'6")

Bedroom 1	5.60m (18'5") x 4.10m (13'6")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 182m<sup>2</sup>  
EPC Rating: C

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale, other soft furnishings and electrical items are by separate negotiation.

