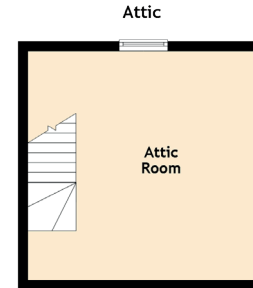
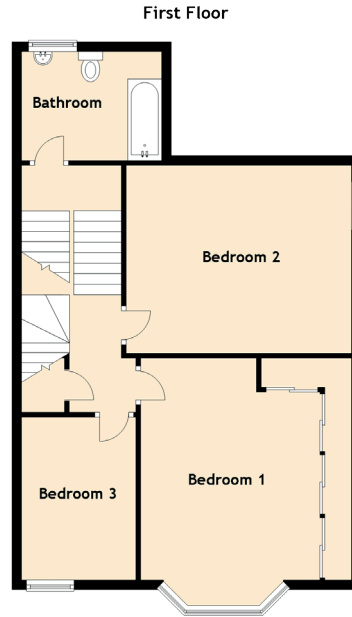
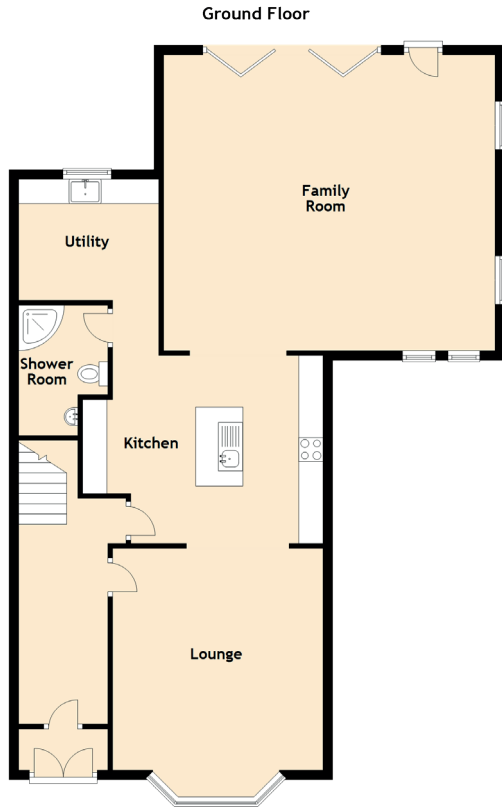


# SPECIFICATIONS & DETAILS



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.58m (15') x 4.35m (14'3")
Kitchen	4.96m (16'3") x 3.88m (12'9")
Utility	3.54m (11'7") x 2.89m (9'6")
Family Room	6.84m (22'5") x 6.11m (20'1")
Shower Room	2.69m (8'10") x 1.84m (6')

First Floor	
Bedroom 1	4.58m (15') x 4.35m (14'3")
Bedroom 2	4.65m (15'3") x 3.88m (12'9")
Bedroom 3	3.36m (11') x 2.36m (7'9")
Bathroom	2.73m (8'11") x 2.25m (7'5")

Attic	
Attic Room	4.73m (15'6") x 4.73m (15'6")

Gross internal floor area (m<sup>2</sup>): 216m<sup>2</sup>

EPC Rating: D

