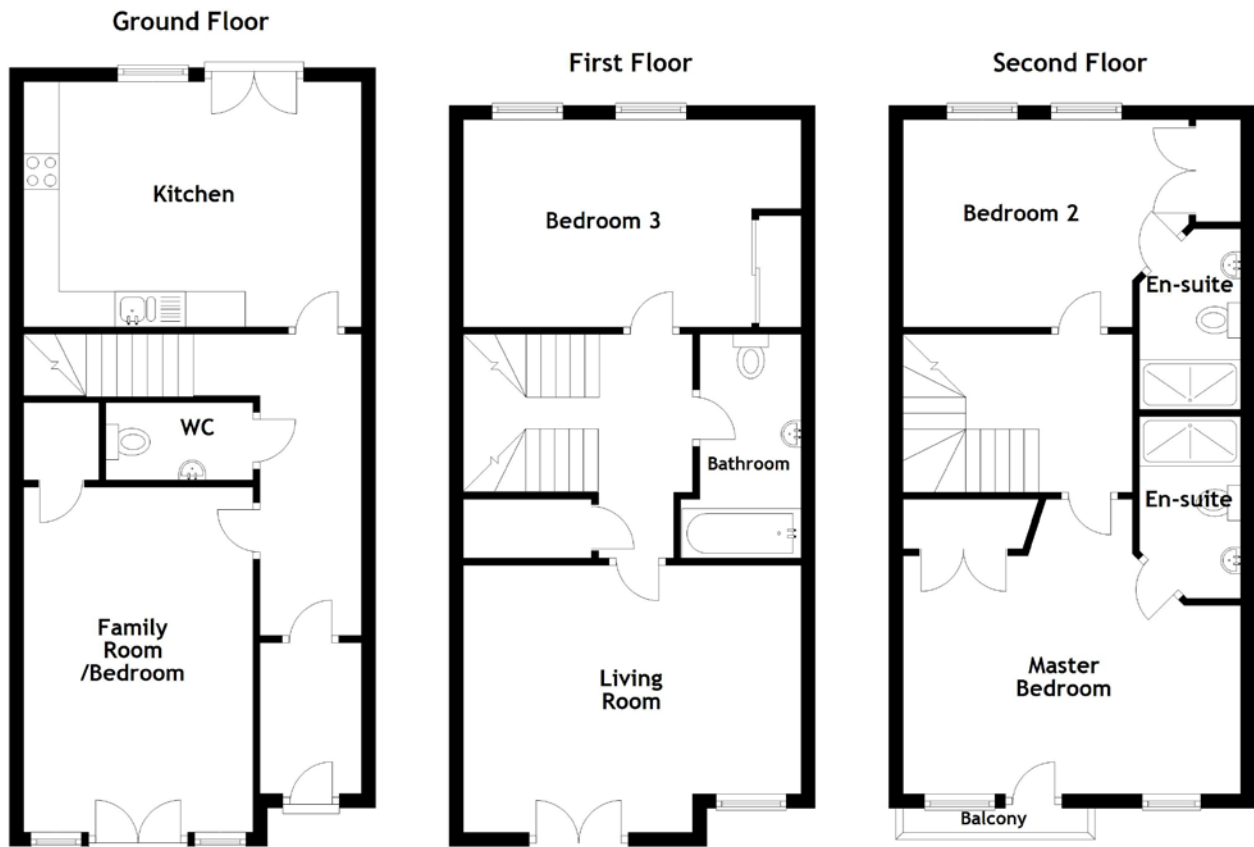


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Family Room/Bedroom	4.87m (16') x 3.24m (10'8")
Kitchen	4.88m (16') x 3.46m (11'4")
WC	2.08m (6'10") x 1.09m (3'7")

First Floor

Living Room	4.80m (15'9") x 4.12m (13'6")
Bedroom 3	4.81m (15'9") x 2.93m (9'7")
Bathroom	3.16m (10'4") x 2.00m (6'7")

Second Floor

Bedroom 1	4.80m (15'9") x 4.13m (13'7")
En-suite	2.55m (8'4") x 1.35m (4'5")
Bedroom 2	4.04m (13'3") x 2.93m (9'7")
En-suite	2.57m (8'5") x 1.35m (4'5")

Gross internal floor area (m²): 148m²

EPC Rating: C

