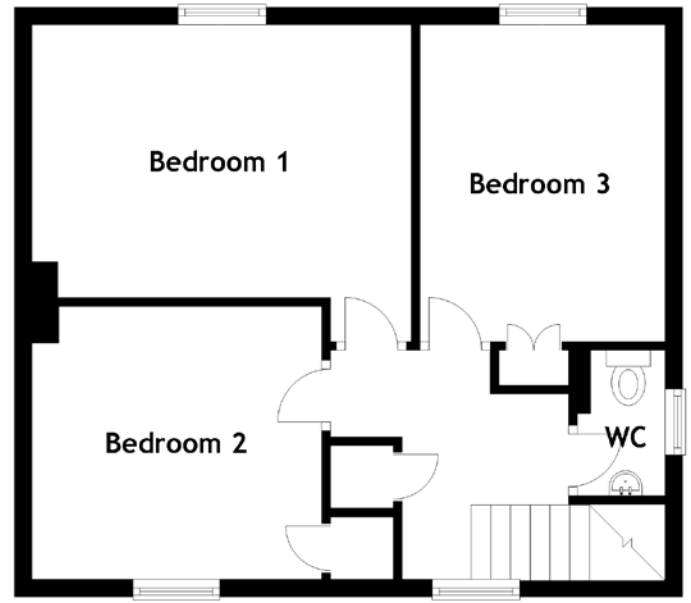
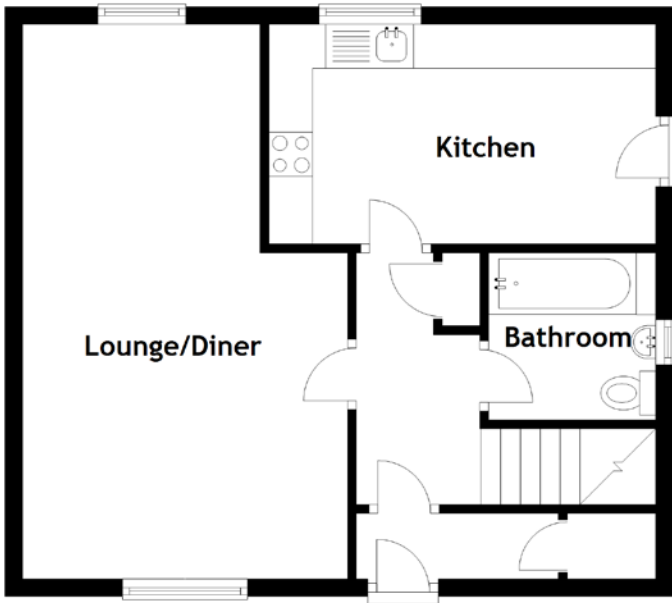


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.70m (12'2")
Kitchen	4.40m (14'5") x 2.50m (8'2")
Bedroom 1	4.32m (14'2") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")

Bathroom  
WC

1.90m (6'3") x 1.90m (6'3")  
1.50m (4'11") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

