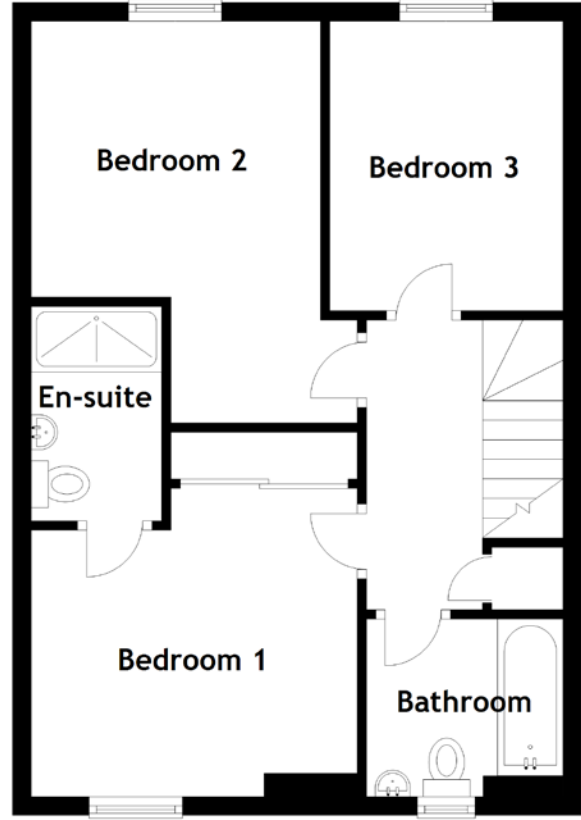
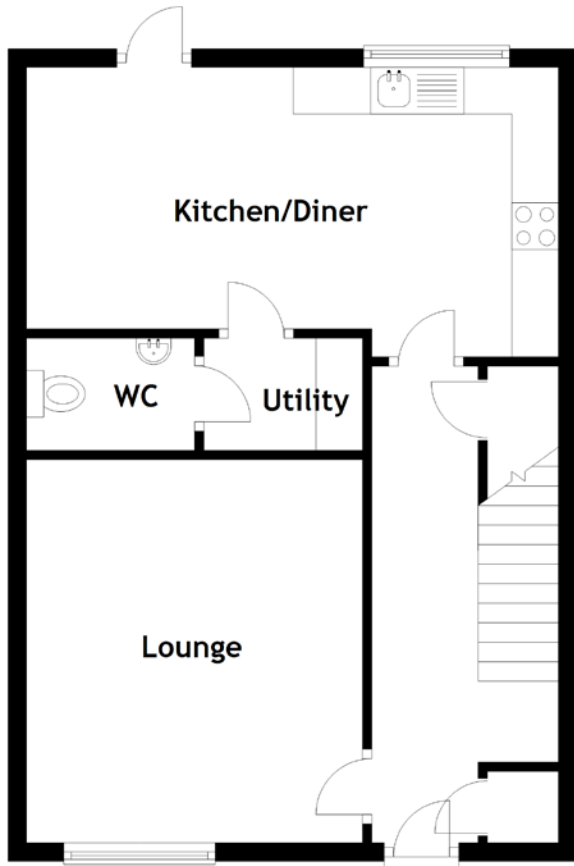


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|               |                                |
|---------------|--------------------------------|
| Lounge        | 4.10m (13'5") x 3.60m (11'10") |
| Kitchen/Diner | 5.70m (18'8") x 3.10m (10'2")  |
| Utility       | 1.70m (5'7") x 1.20m (3'11")   |
| WC            | 1.80m (5'11") x 1.20m (3'11")  |

|           |                                |
|-----------|--------------------------------|
| Bedroom 1 | 3.50m (11'6") x 3.30m (10'10") |
| En-suite  | 2.30m (7'6") x 1.40m (4'7")    |
| Bedroom 2 | 4.30m (14'1") x 3.20m (10'6")  |
| Bedroom 3 | 3.10m (10'2") x 2.50m (8'2")   |
| Bathroom  | 2.10m (6'11") x 1.90m (6'3")   |

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> | EPC Rating: B

