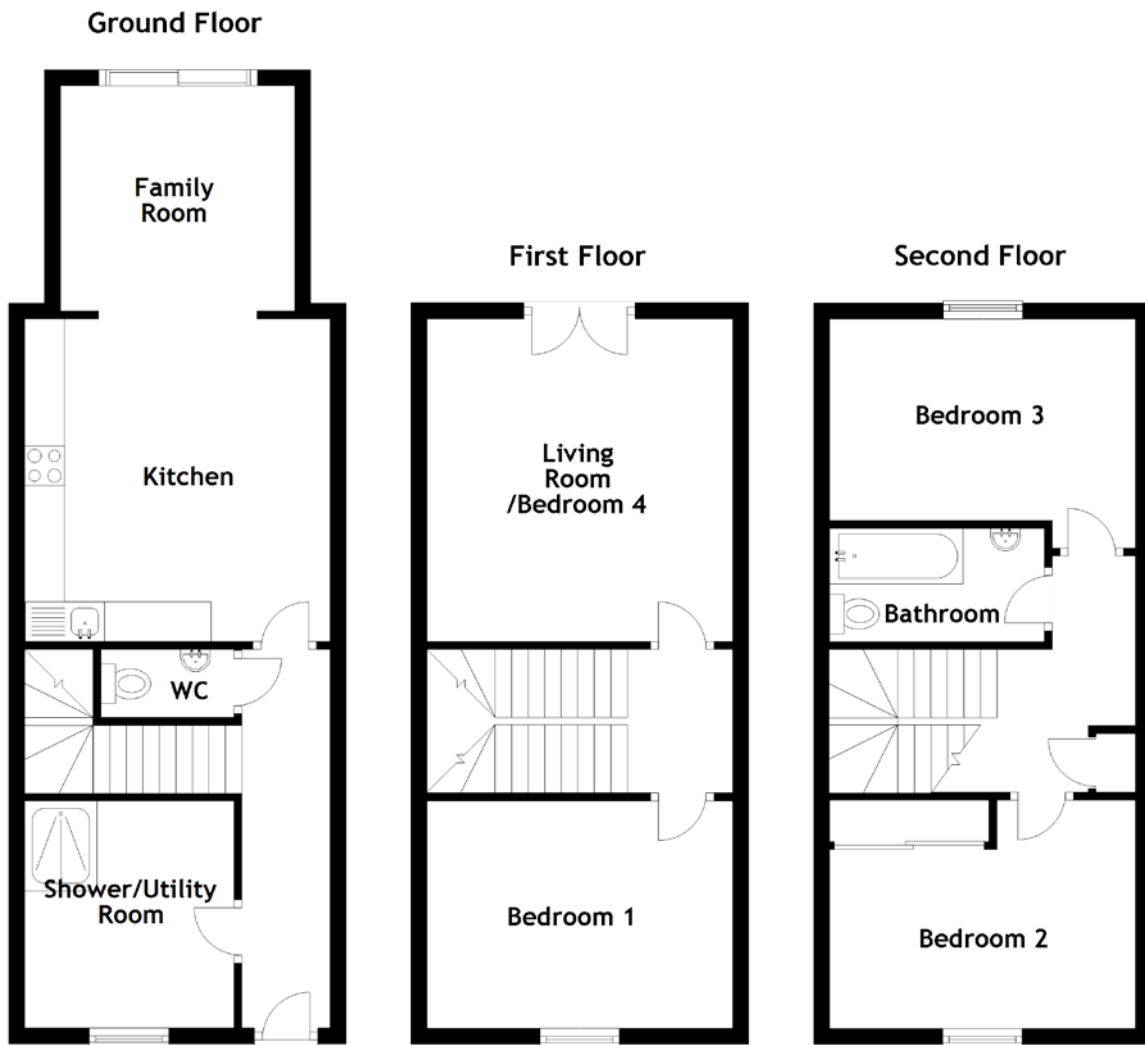


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
 Shower/Utility Room 2.87m (9'5") x 2.64m (8'8")
 Kitchen 4.07m (13'4") x 3.85m (12'8")
 Family Room 2.95m (9'8") x 2.85m (9'4")
 WC 1.56m (5'1") x 0.99m (3'3")

First Floor
 Living Room/Bedroom 4 4.07m (13'4") x 3.85m (12'8")

Bedroom 1 3.87m (12'8") x 2.87m (9'5")

Second Floor
 Bedroom 2 3.87m (12'8") x 2.88m (9'5")
 Bedroom 3 3.87m (12'8") x 2.89m (9'6")
 Bathroom 2.70m (8'10") x 1.40m (4'7")

Gross internal floor area (m²): 113m²

EPC Rating: B

