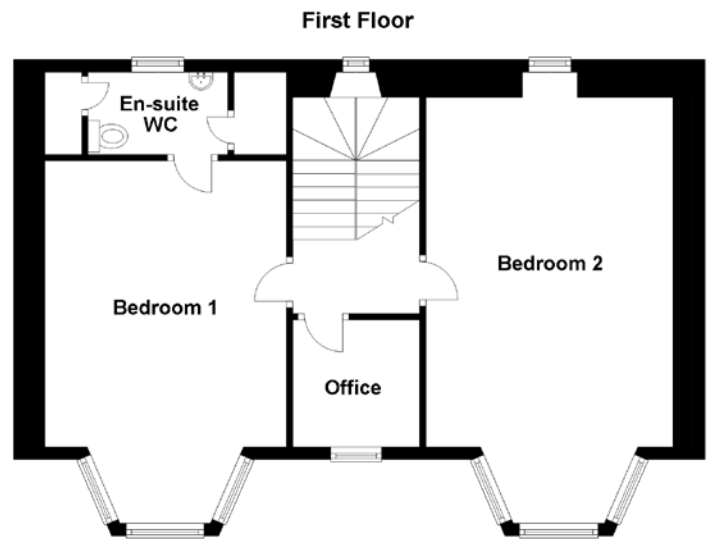
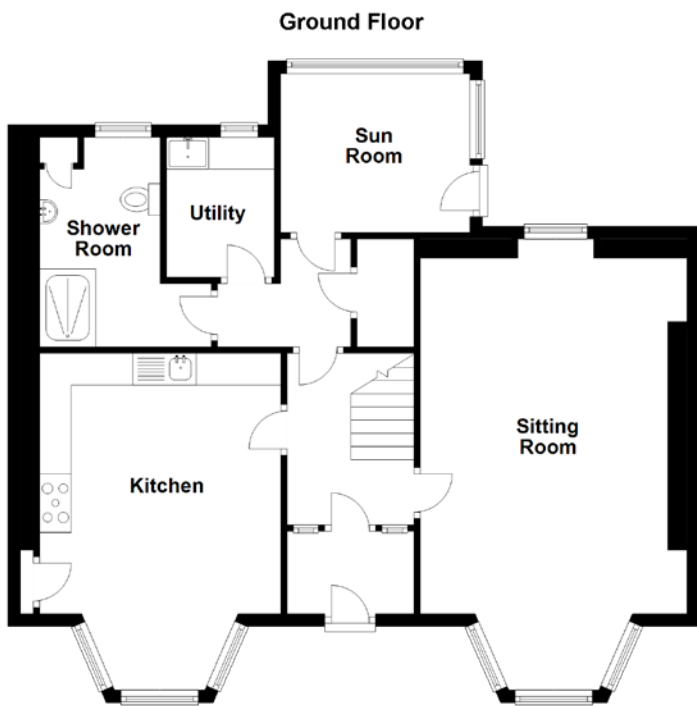


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sitting Room	5.60m (18'4") x 3.08m (10'1")
Kitchen	4.10m (13'5") x 3.80m (12'6")
Utility	2.20m (7'3") x 1.70m (5'7")
Sun Room	2.90m (9'6") x 2.50m (8'3")
Shower Room	3.30m (10'10") x 2.70m (8'10")
Office	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	5.50m (18'1") x 3.80m (12'6")

En-suite WC  
Bedroom 2

2.20m (7'3") x 1.30m (4'3")  
6.30m (20'8") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>  
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains (excl. sitting room), and light fittings (excl. kitchen) are included in the sale unless otherwise stated.

