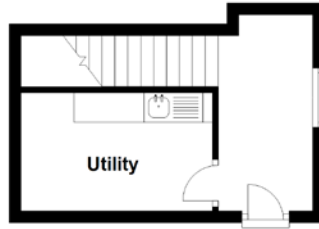


FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Utility	3.25m (10'8") x 2.00m (6'7")
First Floor	
Lounge	4.70m (15'5") x 3.15m (10'4")
Kitchen	3.10m (10'2") x 2.15m (7'1")
Dining Area	3.55m (11'8") x 2.15m (7'1")
Bedroom 1	3.50m (11'6") x 2.55m (8'4")

Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 2.15m (7'1")

Second Floor	
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.60m (11'10") x 2.10m (6'11")
Bedroom 5	6.70m (22') x 2.30m (7'6")

Gross internal floor area (m²): 116m²
EPC Rating: D

