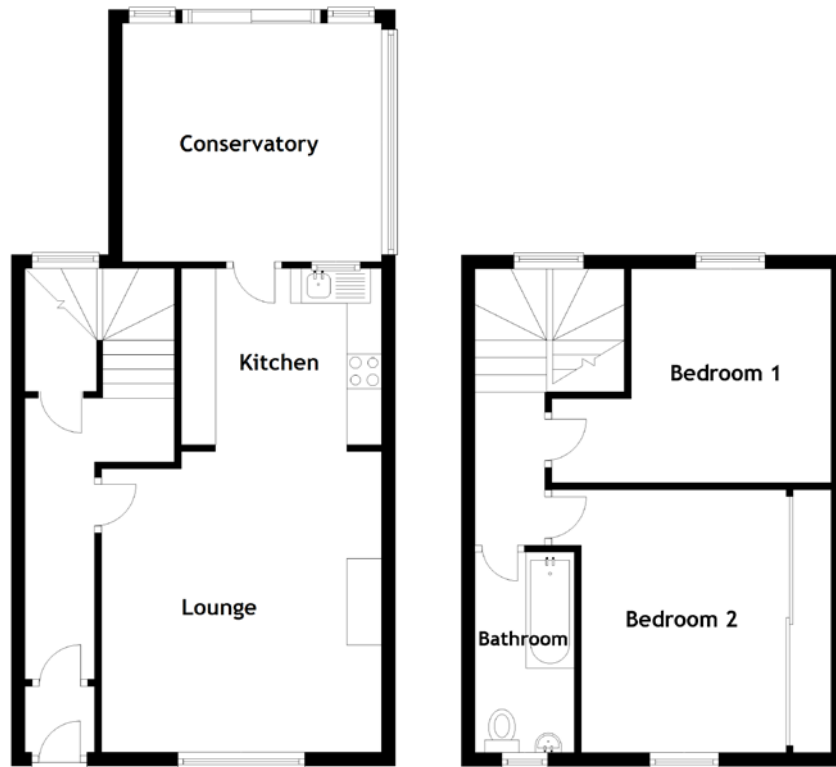


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.35m (14'3") x 4.05m (13'3")  
 Kitchen 2.90m (9'6") x 2.55m (8'4")  
 Conservatory 3.75m (12'4") x 3.45m (11'4")

Bedroom 1 4.15m (13'7") x 3.10m (10'2")  
 Bedroom 2 3.80m (12'6") x 3.20m (10'6")  
 Bathroom 2.90m (9'6") x 1.44m (4'9")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
 EPC Rating: D

