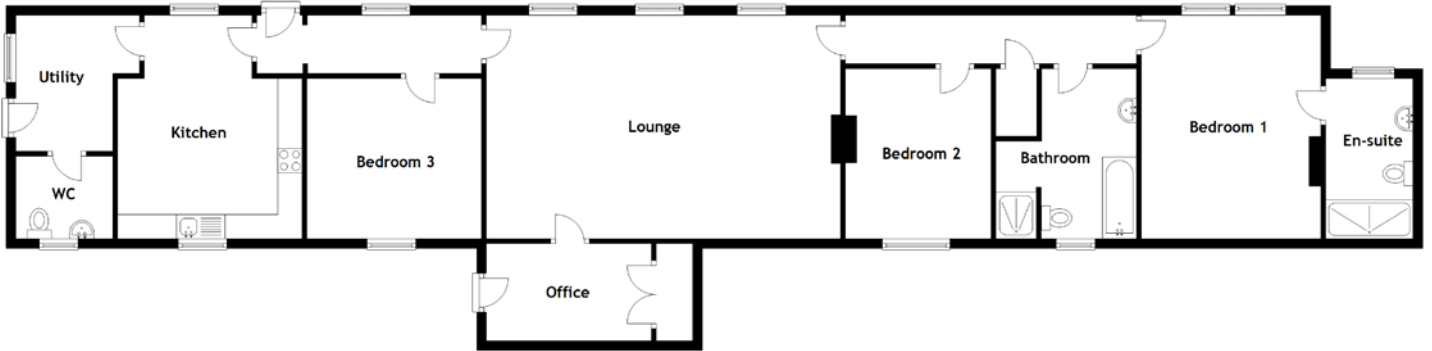


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 4.60m (15'1")
Office	3.40m (11'2") x 2.00m (6'7")
Kitchen	4.60m (15'1") x 3.80m (12'6")
Utility	2.80m (9'2") x 2.55m (8'4")
WC	2.00m (6'7") x 1.70m (5'7")

Bathroom	3.30m (10'10") x 2.90m (9'6")
Bedroom 1	4.60m (15'1") x 3.70m (12'2")
En-suite	3.30m (10'10") x 1.80m (5'11")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")

Gross internal floor area (m²): 162m²
EPC Rating: F

