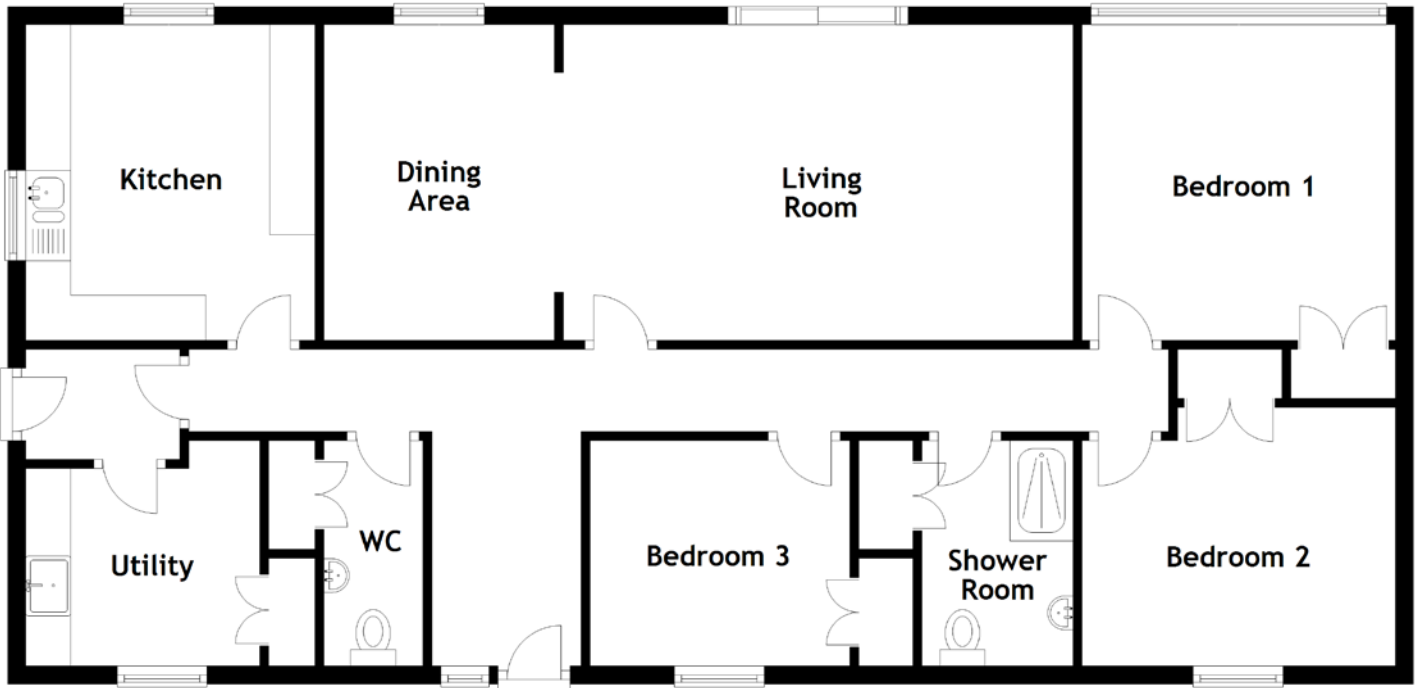


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.66m (18'7") x 3.50m (11'6")
Dining Area	3.50m (11'6") x 2.56m (8'5")
Kitchen	3.50m (11'6") x 3.21m (10'6")
Utility	2.60m (8'6") x 2.50m (8'2")
WC	2.50m (8'2") x 1.10m (3'7")

Bedroom 1	3.50m (11'6") x 3.48m (11'5")
Bedroom 2	3.48m (11'5") x 2.87m (9'5")
Bedroom 3	2.88m (9'6") x 2.50m (8'2")
Shower Room	2.50m (8'2") x 1.68m (5'6")

Gross internal floor area (m²): 109m²
EPC Rating: C

