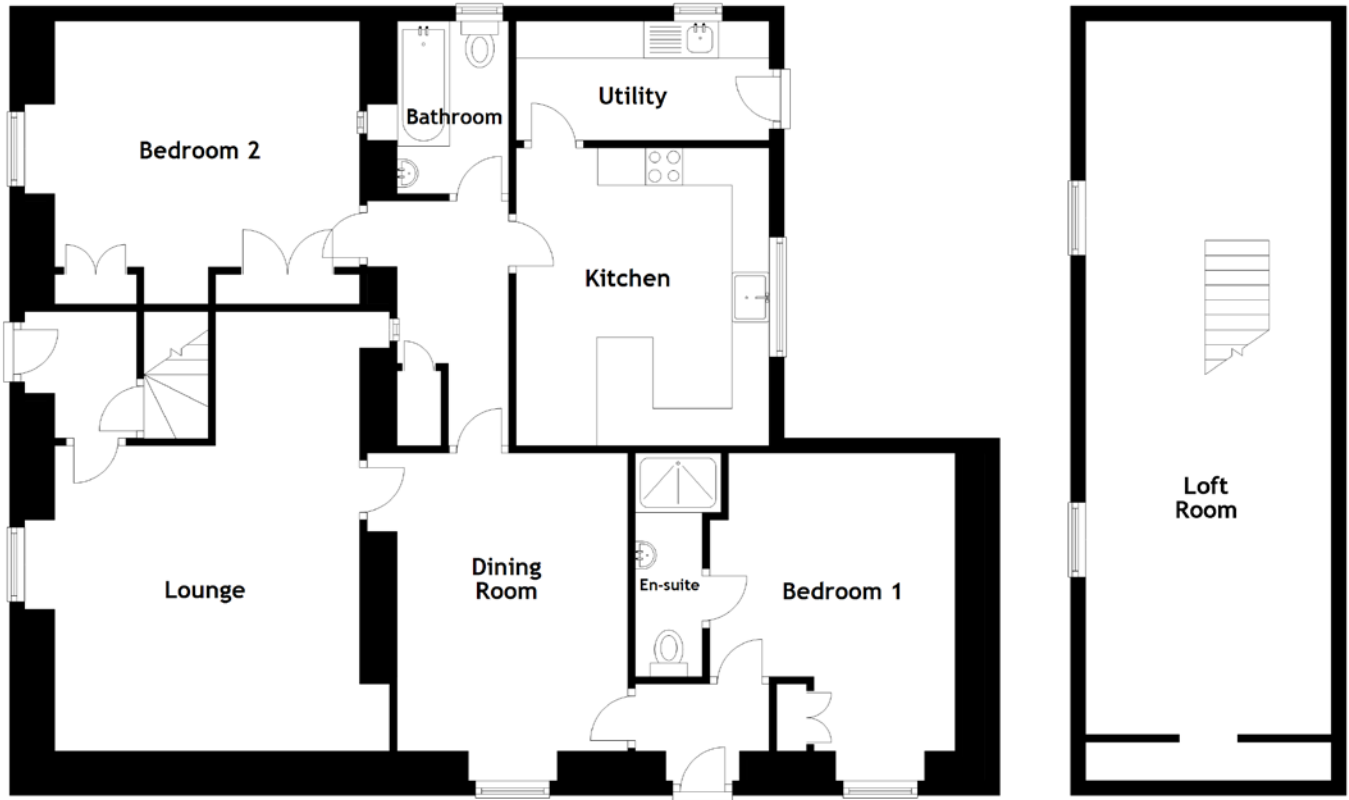


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	10.60m (34'9") x 4.50m (14'9")
Dining Room	4.00m (13'1") x 3.10m (10'2")
Kitchen	4.00m (13'1") x 3.40m (11'2")
Utility	3.40m (11'2") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")

En-suite	3.00m (9'10") x 0.90m (2'11")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Loft Room	9.90m (32'6") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>  
EPC Rating: D

