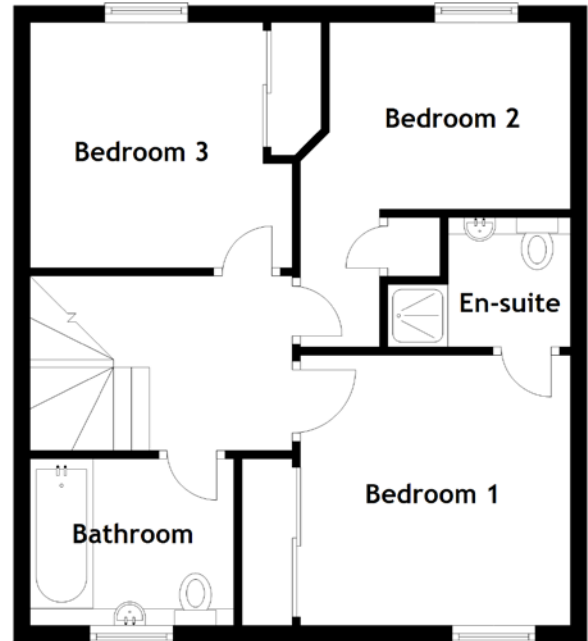
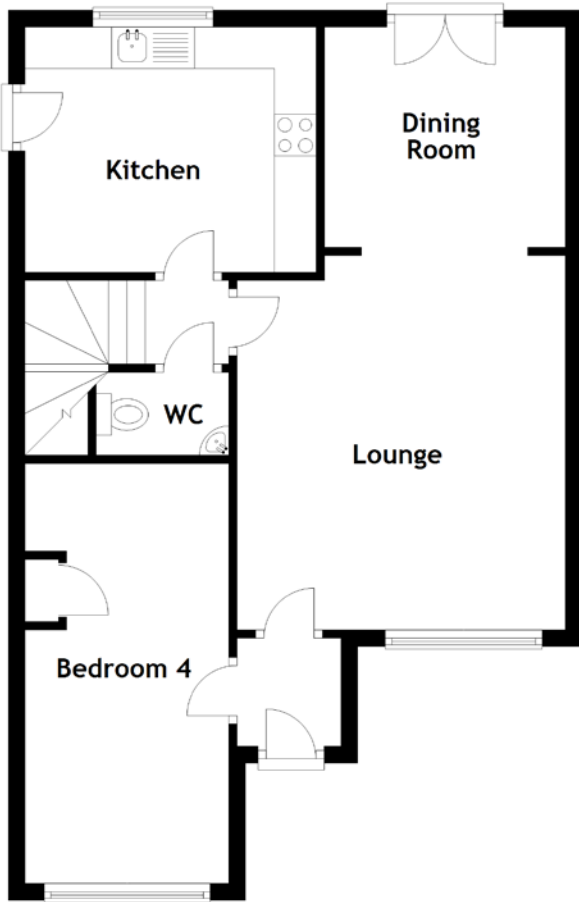


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.85m (12'8")
Dining Room	2.90m (9'6") x 2.65m (8'8")
Kitchen	3.50m (11'6") x 2.95m (9'8")
Bedroom 4	5.05m (16'7") x 2.45m (8')
WC	1.59m (5'3") x 1.00m (3'3")

First Floor

Bathroom	2.50m (8'2") x 2.10m (6'11")
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Bedroom 1	3.25m (10'8") x 3.25m (10'8")
En-suite	2.20m (7'3") x 1.55m (5'1")
Bedroom 2	3.90m (12'10") x 3.25m (10'8")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")

Gross internal floor area (m²): 103m²

EPC Rating: D

Extras: Furniture and freestanding appliances may be available by separate negotiation.

