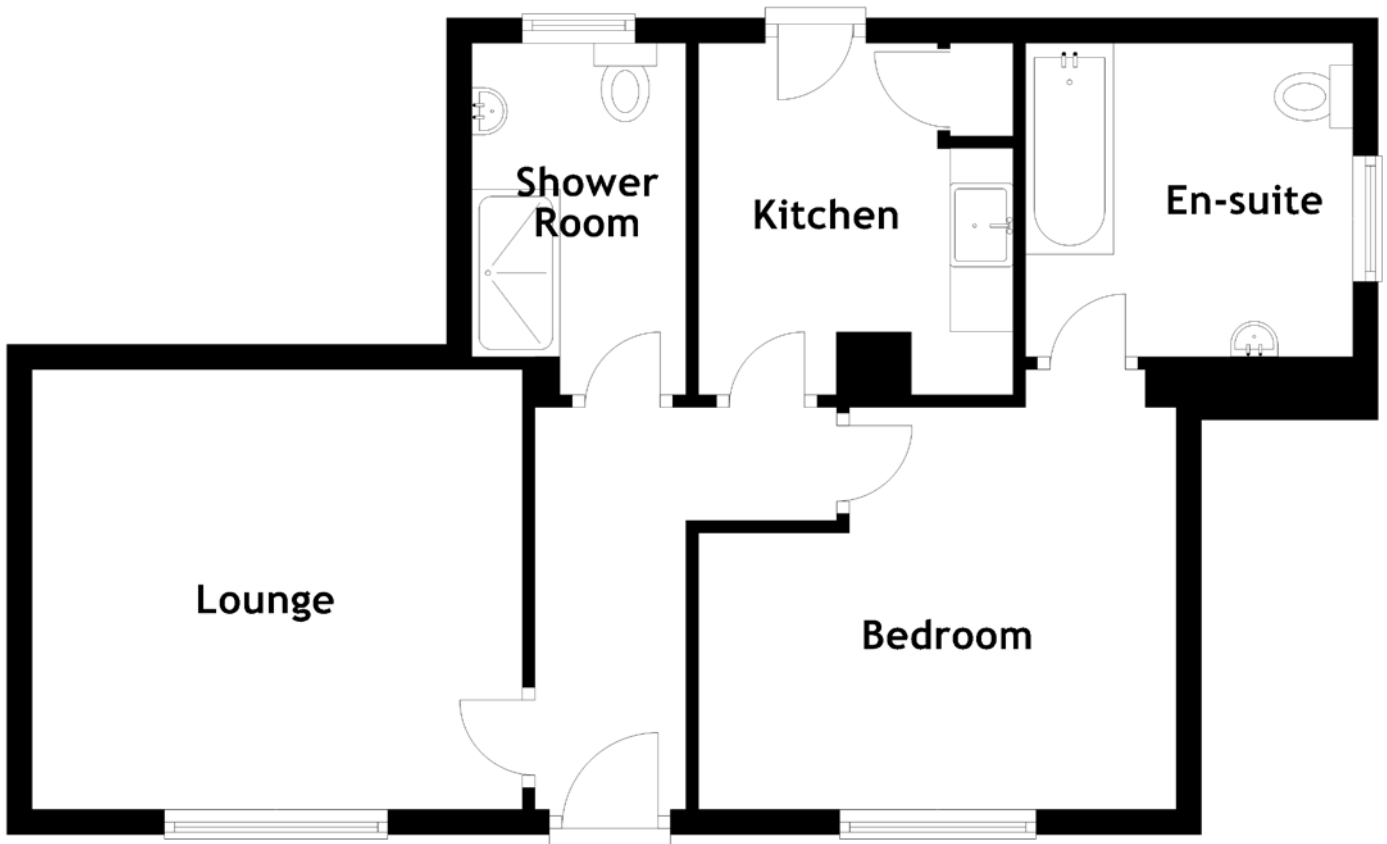


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 3.90m (12'10") x 3.50m (11'6")  
Kitchen 2.80m (9'2") x 2.50m (8'2")  
Shower Room 2.80m (9'2") x 1.70m (5'7")

Bedroom 3.80m (12'6") x 3.20m (10'6")  
En-suite 2.70m (8'10") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: D

