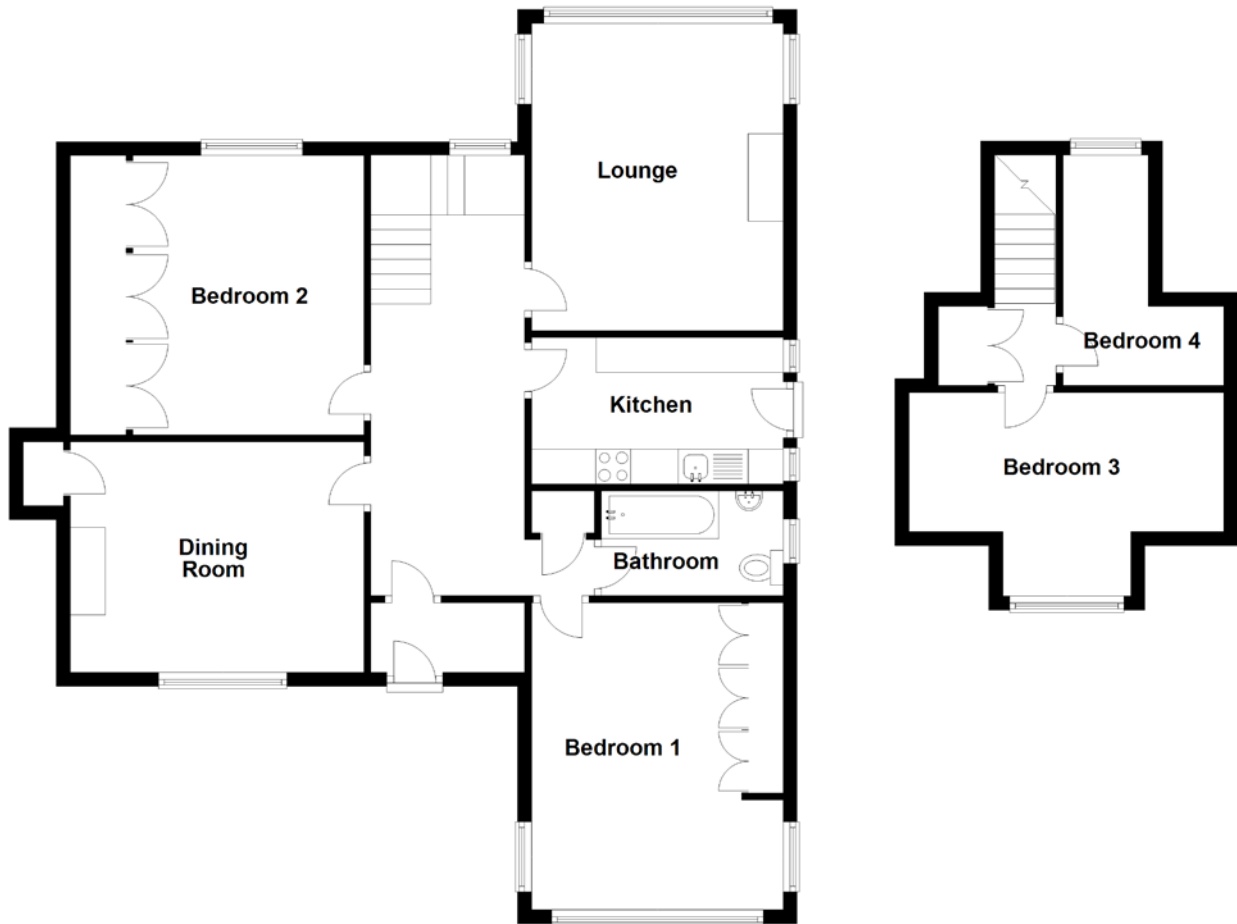


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.10m (6'11")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Bedroom 1	4.40m (14'5") x 3.80m (12'6")
Bedroom 2	4.00m (13'2") x 3.30m (10'10")
Bathroom	2.60m (8'6") x 1.50m (4'11")

## First Floor

Bedroom 3	4.50m (14'9") x 3.10m (10'2")
Bedroom 4	3.30m (10'10") x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: D

