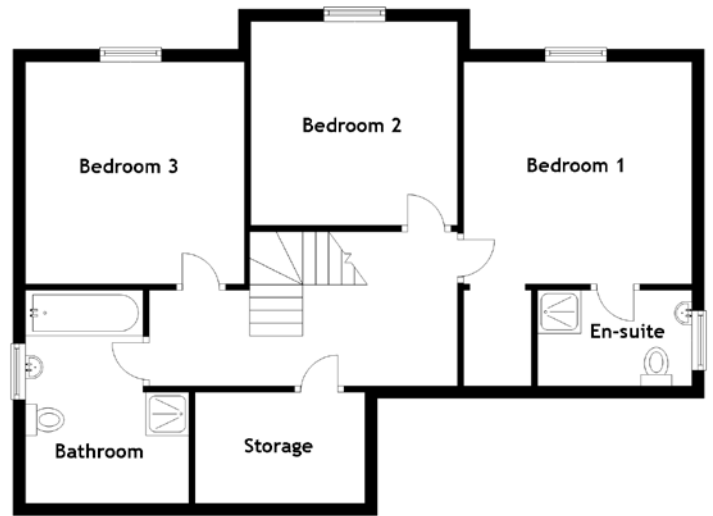


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.55m (11'8")
Dining Room	3.35m (11') x 3.30m (10'10")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Storage	2.60m (8'6") x 1.80m (5'11")
Utility	2.35m (7'9") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 3.45m (11'4")
En-suite	2.50m (8'2") x 1.80m (5'11")

Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
Bedroom 4	5.50m (18'1") x 3.00m (9'10")
Bathroom	3.45m (11'4") x 2.65m (8'8")
WC	1.70m (5'7") x 1.25m (4'1")

Gross internal floor area (m²): 146m²

EPC Rating: C

