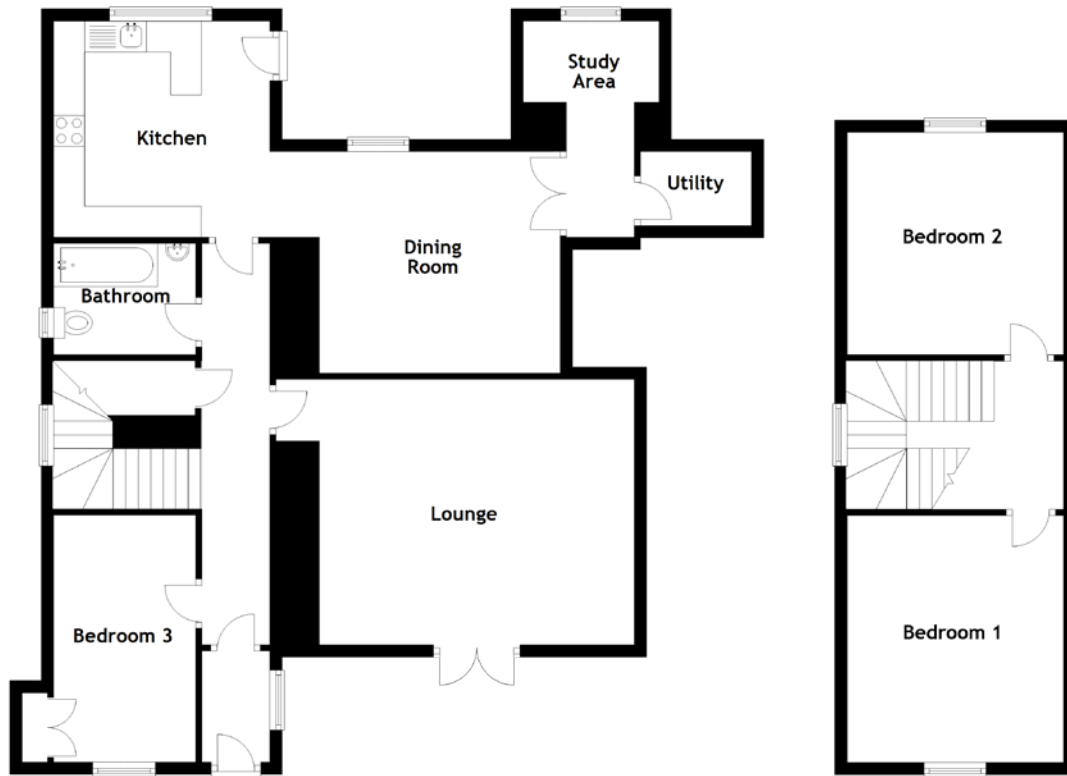


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining Room	3.90m (12'10") x 3.59m (11'9")
Study Area	3.50m (11'6") x 2.20m (7'2")
Utility	1.80m (5'11") x 1.20m (3'11")

Bedroom 3
Bathroom

4.00m (13'1") x 2.30m (7'7")
2.30m (7'7") x 1.80m (5'11")

First Floor

Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")

Gross internal floor area (m²): 115m²

EPC Rating: D

