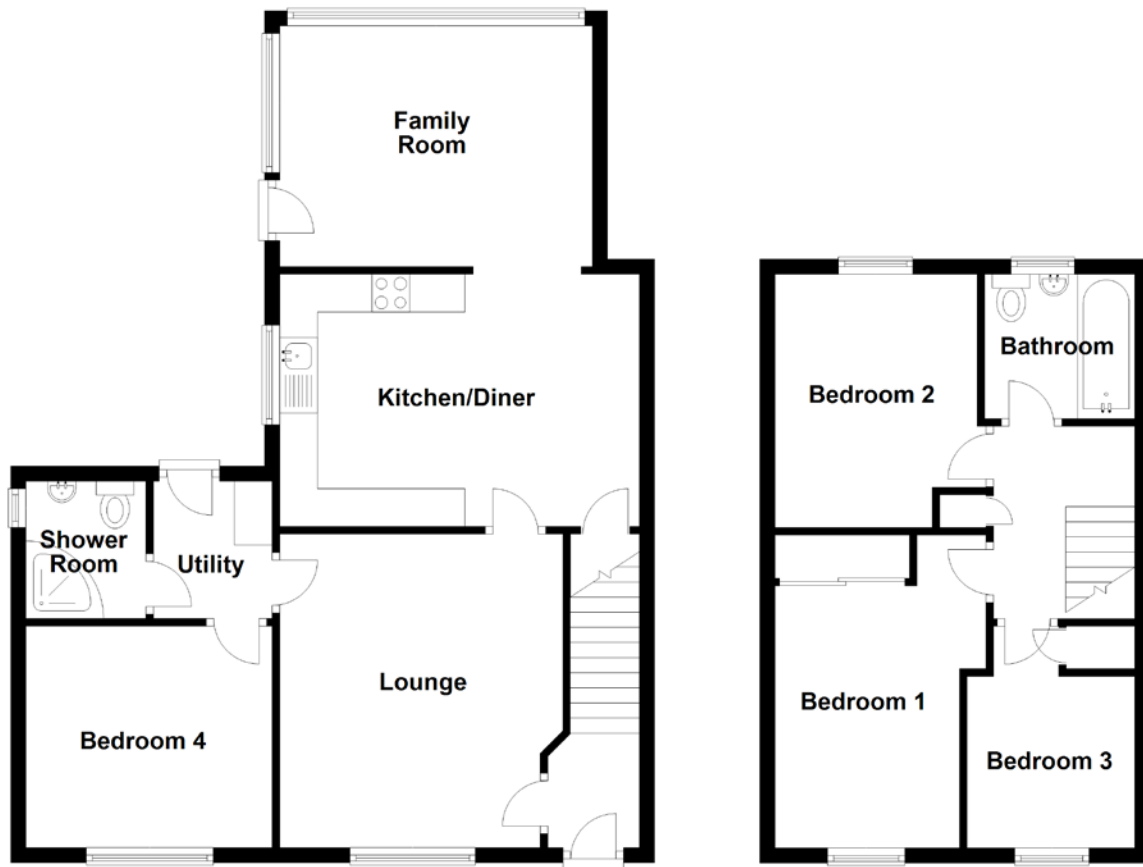


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.15m (13'7") x 3.75m (12'4")
Kitchen/Diner	4.76m (15'7") x 3.34m (10'11")
Family Room	4.14m (13'7") x 3.19m (10'6")
Utility	1.82m (6') x 1.57m (5'2")
Bedroom 4	3.26m (10'8") x 2.93m (9'7")
Shower Room	1.82m (6') x 1.55m (5'1")

First Floor

Bedroom 1	4.14m (13'7") x 2.79m (9'2")
Bedroom 2	3.35m (11') x 2.79m (9'2")
Bedroom 3	2.93m (9'7") x 2.22m (7'3")
Bathroom	1.99m (6'6") x 1.91m (6'3")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: C

