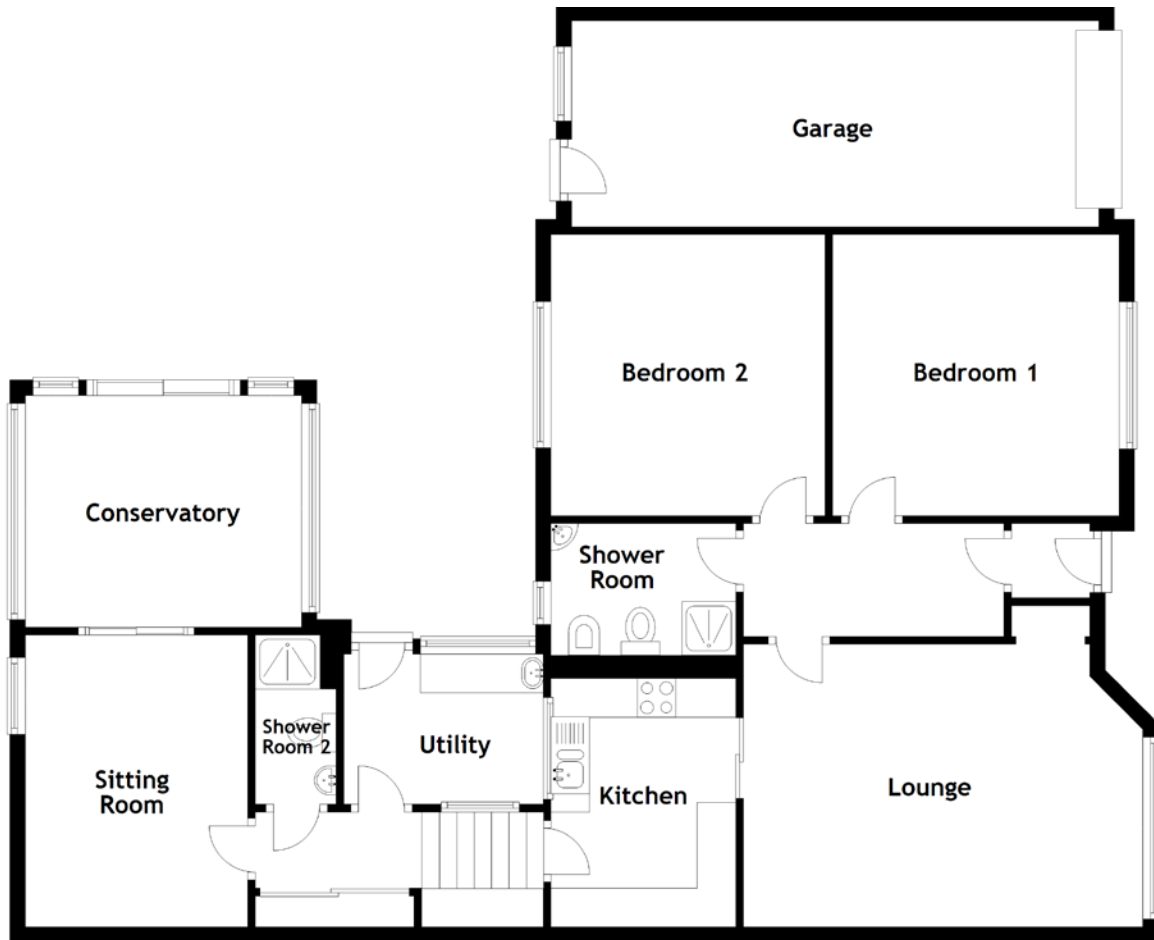


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.19m (17') x 3.67m (12')
Kitchen	3.22m (10'7") x 2.40m (7'11")
Bedroom 1	3.72m (12'2") x 3.65m (12')
Bedroom 2	3.65m (12') x 3.56m (11'8")
Shower Room	2.40m (7'11") x 1.64m (5'5")

Sitting Room	3.79m (12'5") x 2.89m (9'6")
Conservatory	3.59m (11'9") x 3.01m (9'11")
Utility	2.59m (8'6") x 1.95m (6'5")
Shower Room 2	2.20m (7'3") x 1.05m (3'5")
Garage	6.85m (22'6") x 2.68m (8'9")

Gross internal floor area (m²): 102m² | EPC Rating: D

