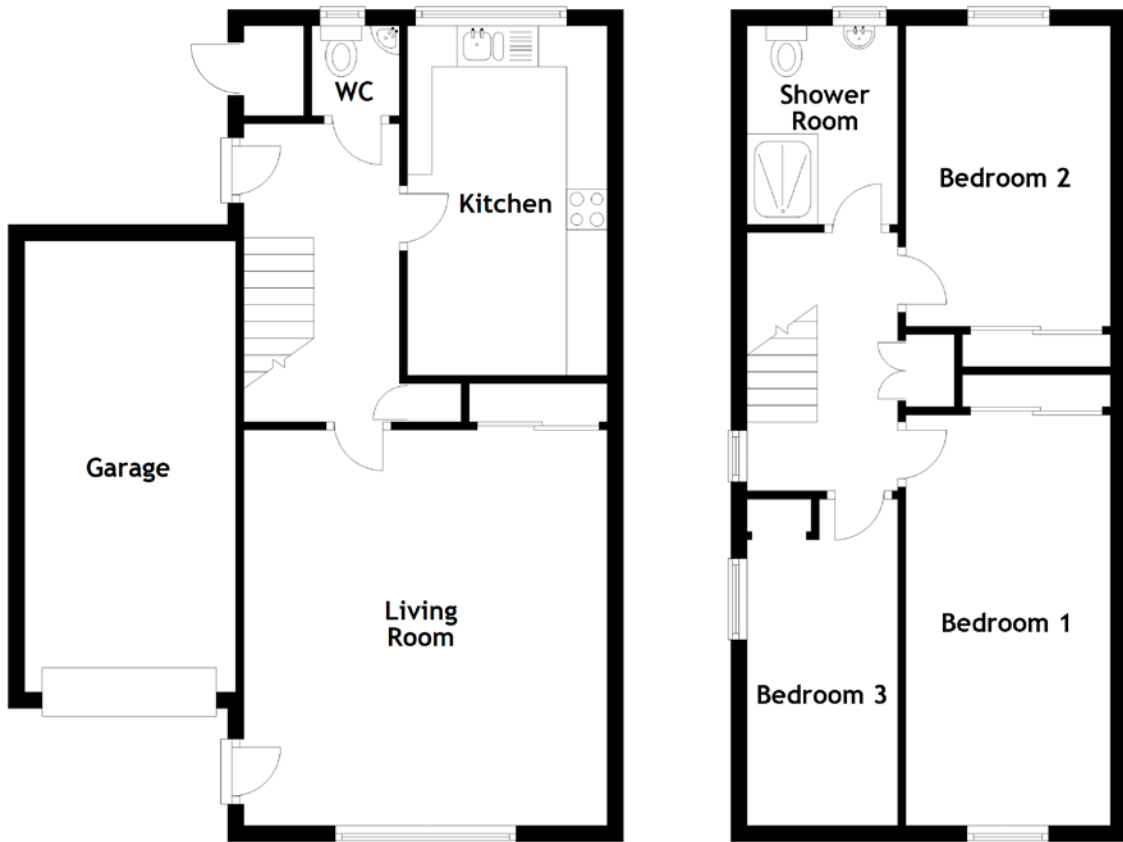


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Living Room | 4.86m (15'11") x 4.47m (14'8") |
| Kitchen     | 4.29m (14'1") x 2.46m (8'1")   |
| WC          | 1.10m (3'8") x 1.08m (3'6")    |
| Shower Room | 2.44m (8') x 1.85m (6'1")      |

|           |                              |
|-----------|------------------------------|
| Bedroom 1 | 5.04m (16'7") x 2.52m (8'3") |
| Bedroom 2 | 3.69m (12'1") x 2.49m (8'2") |
| Bedroom 3 | 4.01m (13'2") x 1.85m (6'1") |
| Garage    | 5.54m (18'2") x 2.60m (8'6") |

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C

