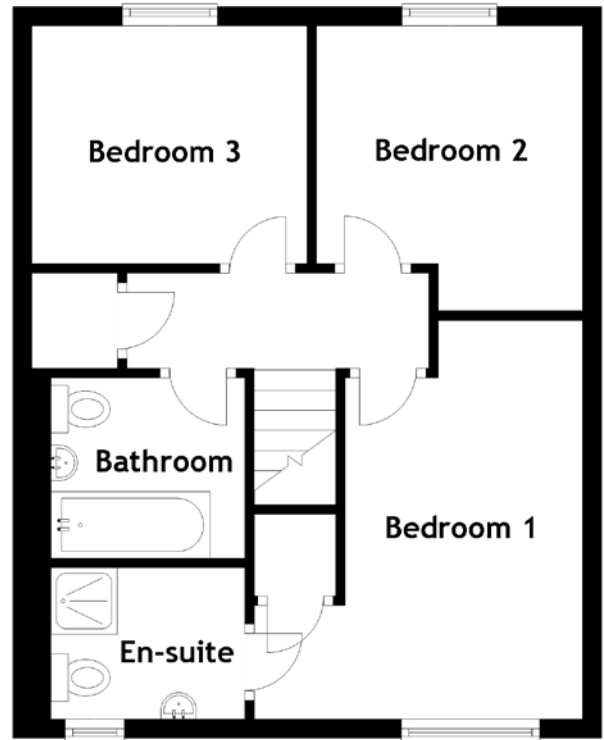
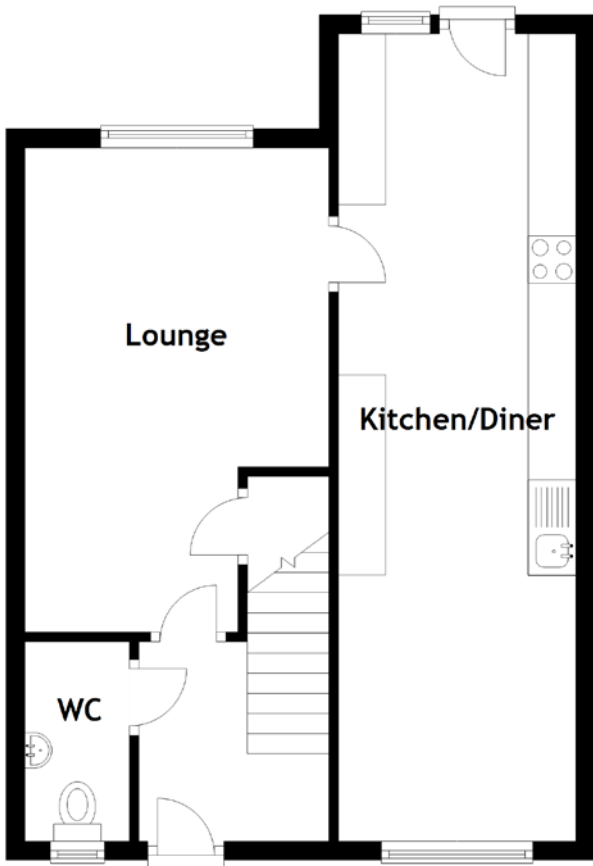


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen/Diner	8.50m (27'11") x 2.50m (8'2")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")

Bedroom 3	2.90m (9'6") x 2.50m (8'3")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.

