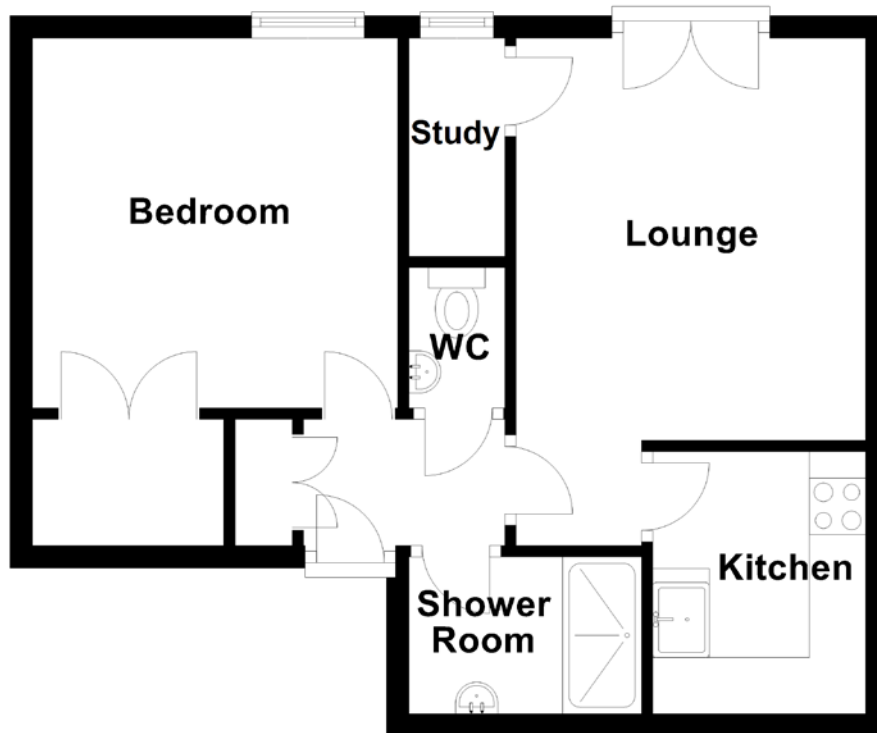


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.10m (10'2")  
Study 2.39m (7'10") x 0.85m (2'9")  
Kitchen 2.15m (7'1") x 1.89m (6'2")

Bedroom 3.28m (10'9") x 3.24m (10'8")  
Shower Room 1.89m (6'2") x 1.32m (4'4")  
WC 1.25m (4'1") x 0.85m (2'9")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>  
EPC Rating: E

