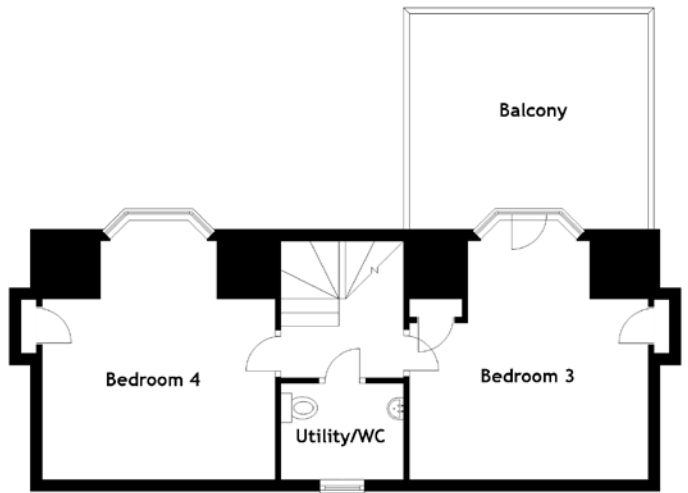
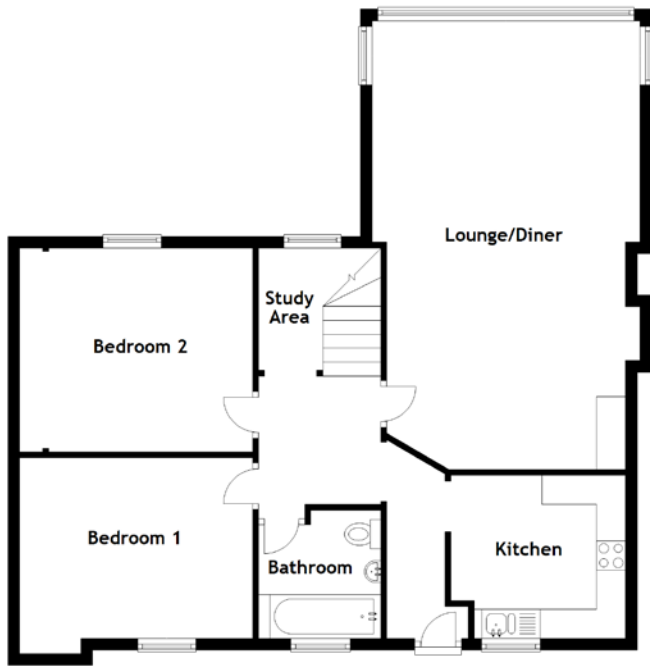


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	7.70m (25'3") x 4.35m (14'3")
Kitchen	3.00m (9'10") x 2.80m (9'2")
Study Area	2.10m (6'11") x 2.10m (6'11")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.20m (7'3") x 2.10m (6'11")

First Floor	
Bedroom 3	4.10m (13'5") x 4.10m (13'5")
Balcony	4.50m (14'9") x 4.40m (14'5")
Bedroom 4	4.10m (13'5") x 4.10m (13'5")
Utility/WC	2.10m (6'11") x 1.65m (5'5")

Gross internal floor area (m²): 119m²

EPC Rating: E

