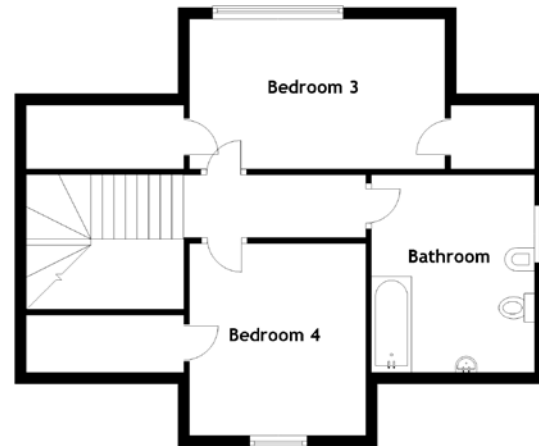
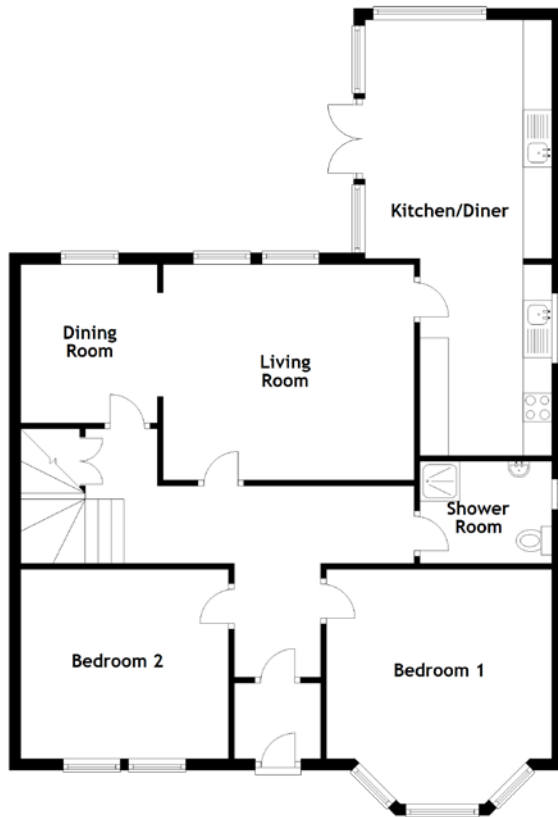


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Living Room	4.40m (14'5") x 3.78m (12'5")
Dining Room	2.78m (9'1") x 2.40m (7'10")
Kitchen/Diner	7.60m (24'11") x 3.27m (10'9")
Bedroom 1	4.11m (13'6") x 3.95m (13')
Bedroom 2	3.65m (12') x 3.32m (10'11")
Shower Room	1.94m (6'4") x 1.79m (5'10")

## First Floor

Bedroom 3	4.47m (14'8") x 2.63m (8'8")
Bedroom 4	3.36m (11') x 3.18m (10'5")
Bathroom	3.46m (11'4") x 2.85m (9'4")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>

EPC Rating: E

