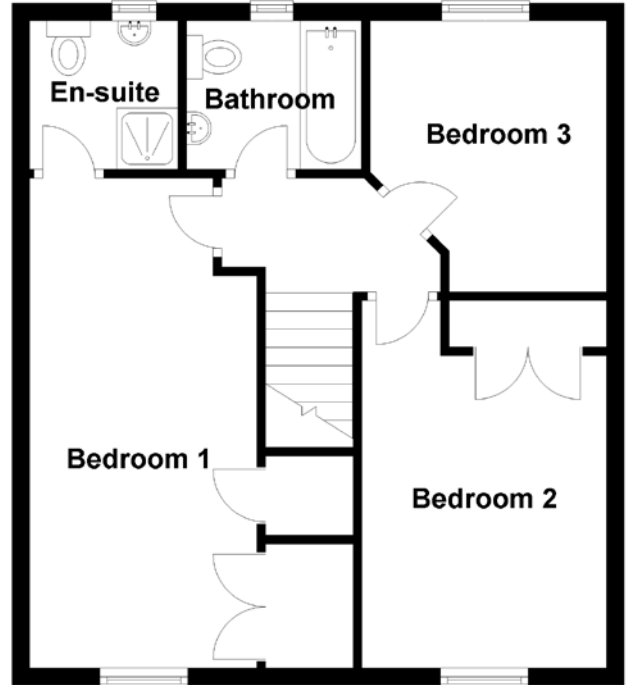
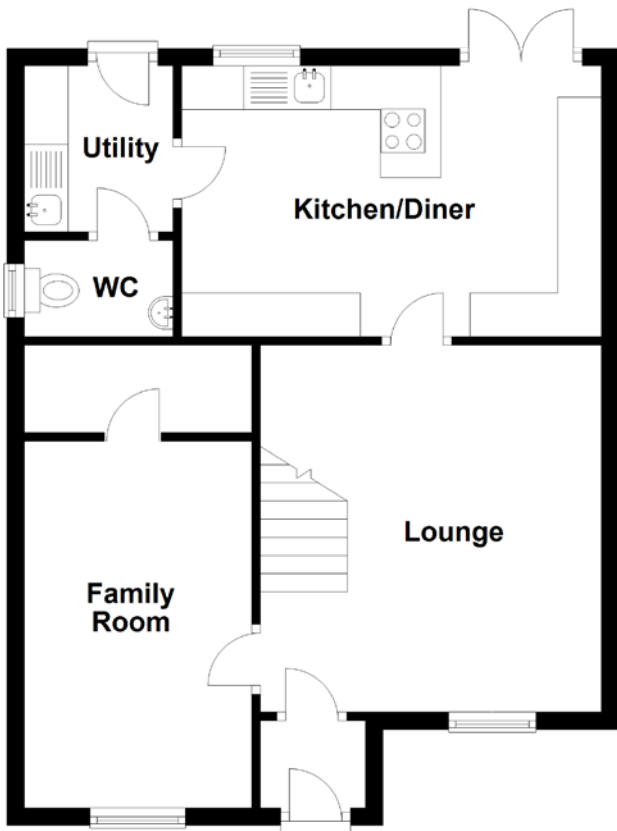


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen/Diner	4.80m (15'9") x 3.10m (10'2")
Utility	1.90m (6'3") x 1.70m (5'7")
WC	1.70m (5'7") x 1.10m (3'7")
Family Room	4.20m (13'9") x 2.60m (8'6")
Bedroom 1	5.60m (18'4") x 2.60m (8'6")
En-suite	1.70m (5'7") x 1.70m (5'7")

Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

