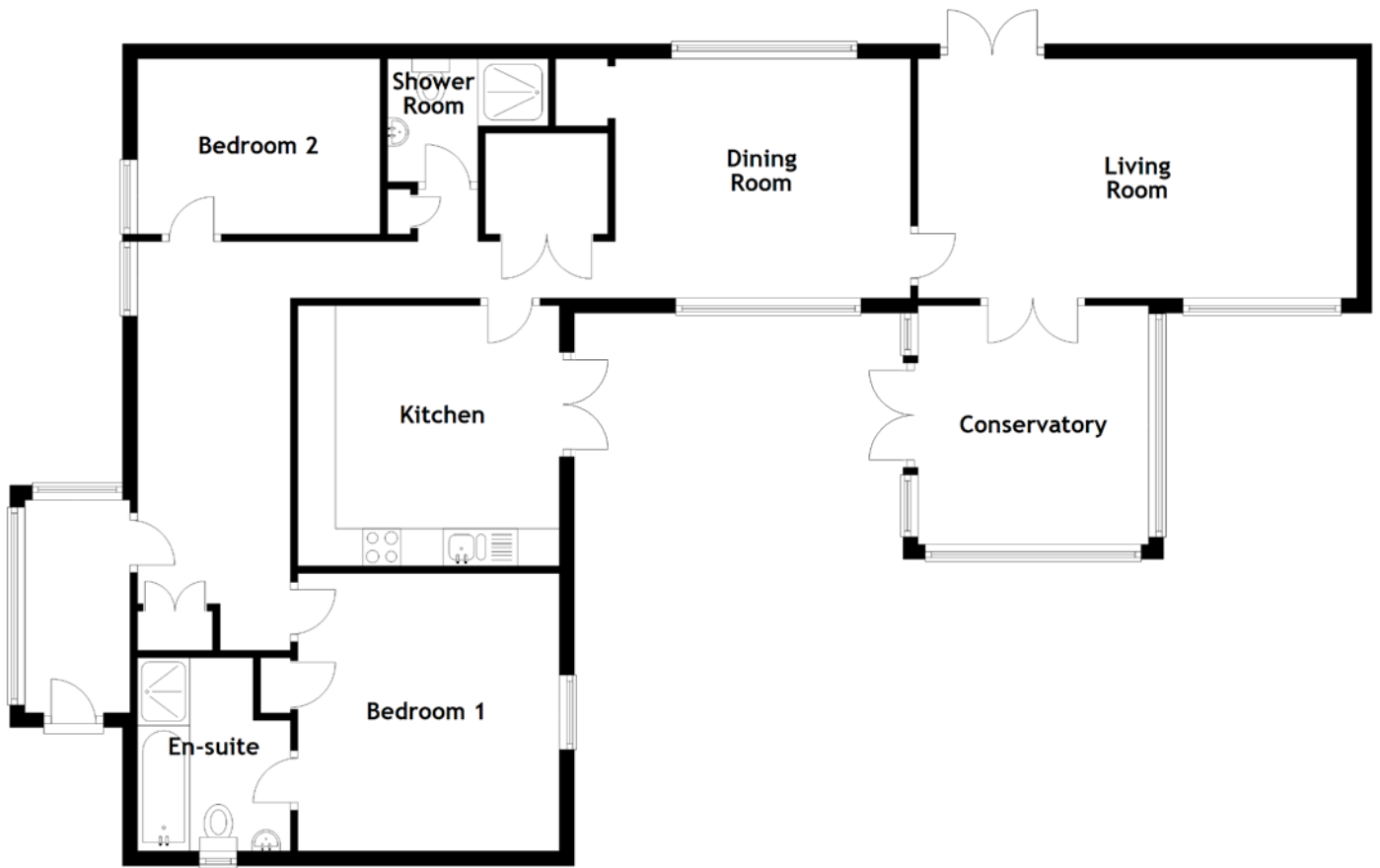


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	5.88m (19'3") x 3.21m (10'6")
Conservatory	3.20m (10'6") x 3.09m (10'2")
Dining Room	3.96m (13') x 3.21m (10'6")
Kitchen	3.50m (11'6") x 3.49m (11'5")

Bedroom 1	3.72m (12'2") x 3.50m (11'6")
En-suite	2.59m (8'6") x 2.05m (6'9")
Bedroom 2	3.25m (10'8") x 2.35m (7'9")
Shower Room	1.65m (5'5") x 1.21m (4')

Gross internal floor area (m²): 109m²
EPC Rating: C

