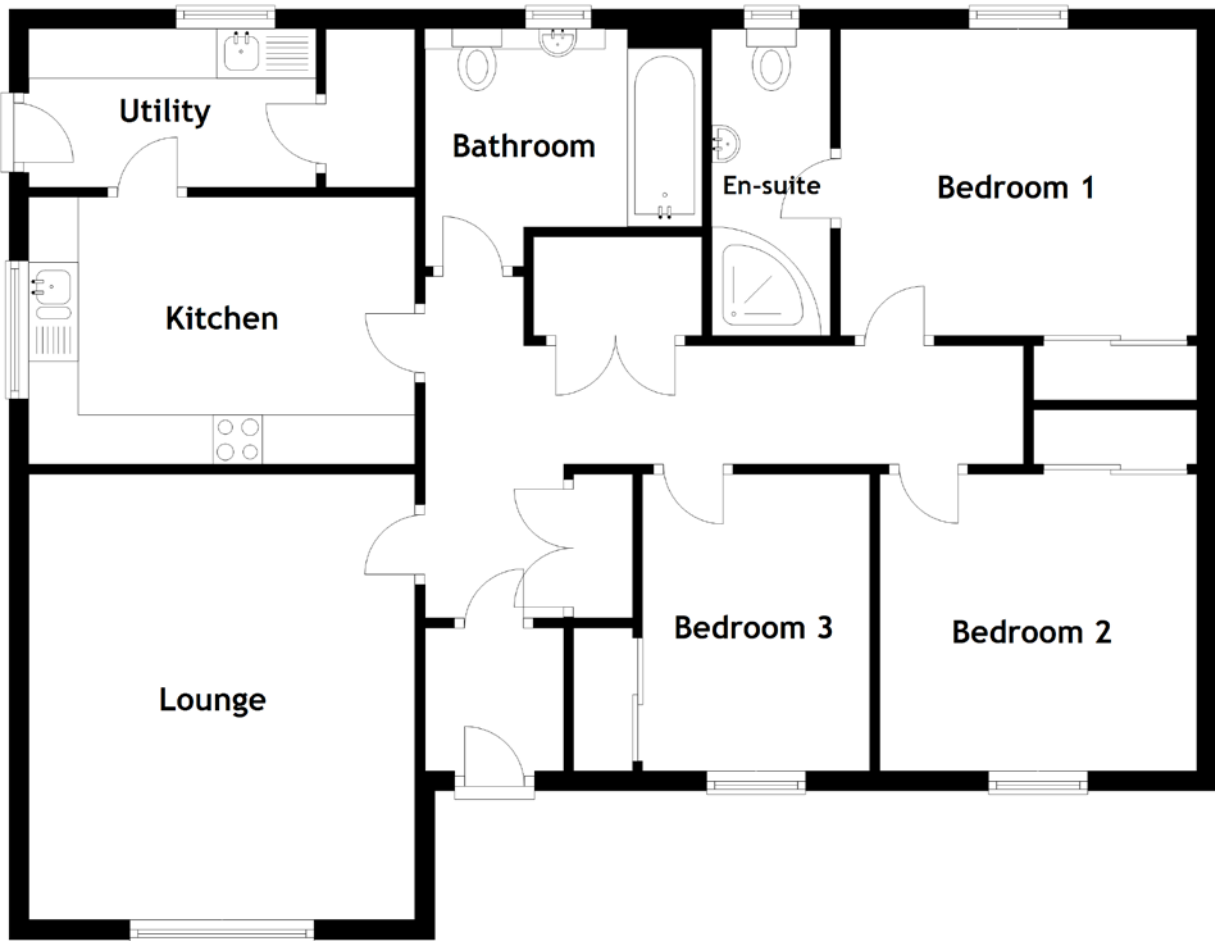


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.90m (12'10")  
 Kitchen 3.90m (12'10") x 2.70m (8'10")  
 Utility 2.90m (9'6") x 1.60m (5'3")  
 Bathroom 2.80m (9'2") x 2.80m (9'2")

Bedroom 1 3.60m (11'10") x 3.10m (10'2")  
 En-suite 3.10m (10'2") x 1.20m (3'11")  
 Bedroom 2 3.20m (10'6") x 3.00m (9'10")  
 Bedroom 3 3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>  
 EPC Rating: C

