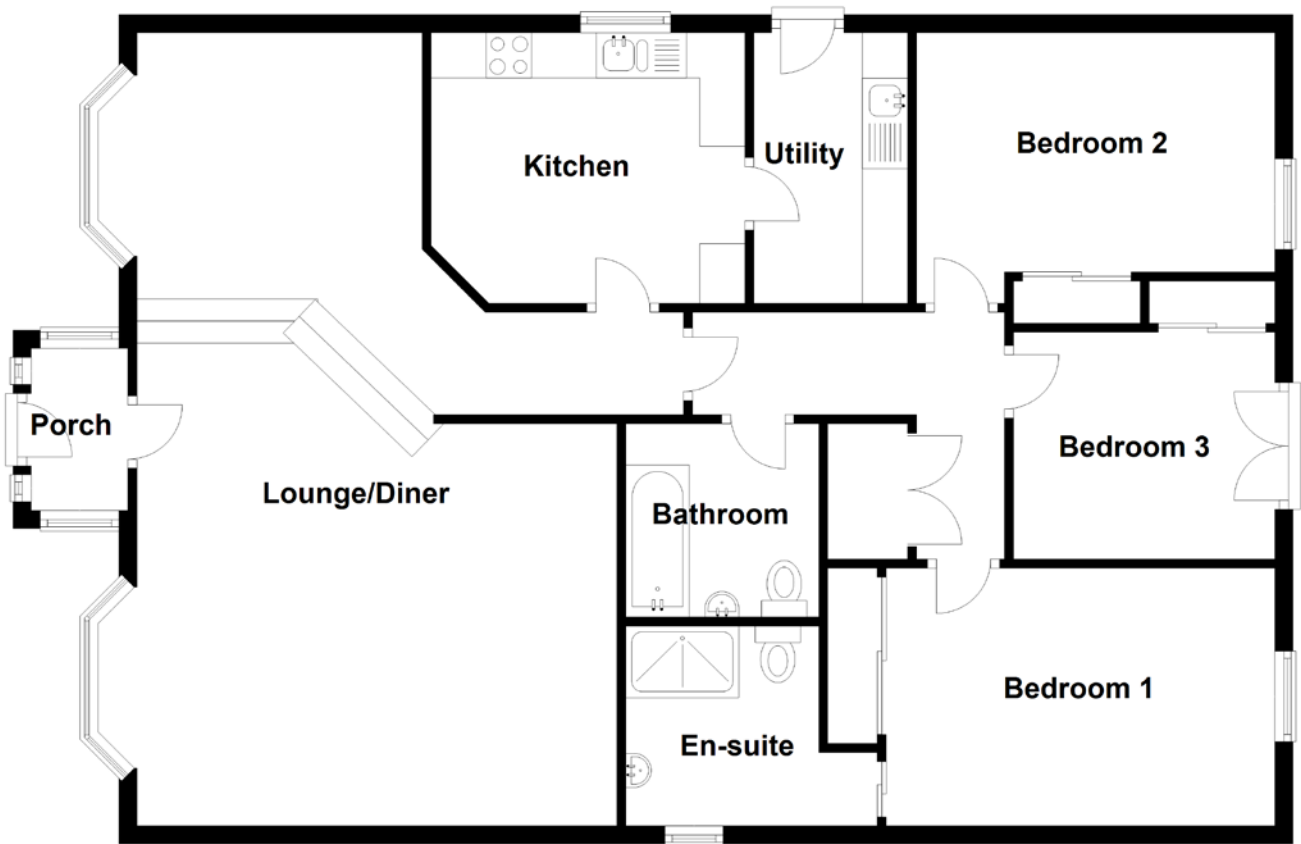


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	1.79m (5'10") x 1.07m (3'6")
Lounge/Diner	8.77m (28'9") x 6.05m (19'10")
Kitchen	3.47m (11'5") x 2.99m (9'10")
Utility	2.99m (9'10") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 2.85m (9'4")

En-suite	3.61m (11'10") x 2.78m (9'1")
Bedroom 2	3.96m (13') x 2.99m (9'10")
Bedroom 3	2.89m (9'6") x 2.51m (8'3")
Bathroom	2.13m (7') x 2.12m (6'11")

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

