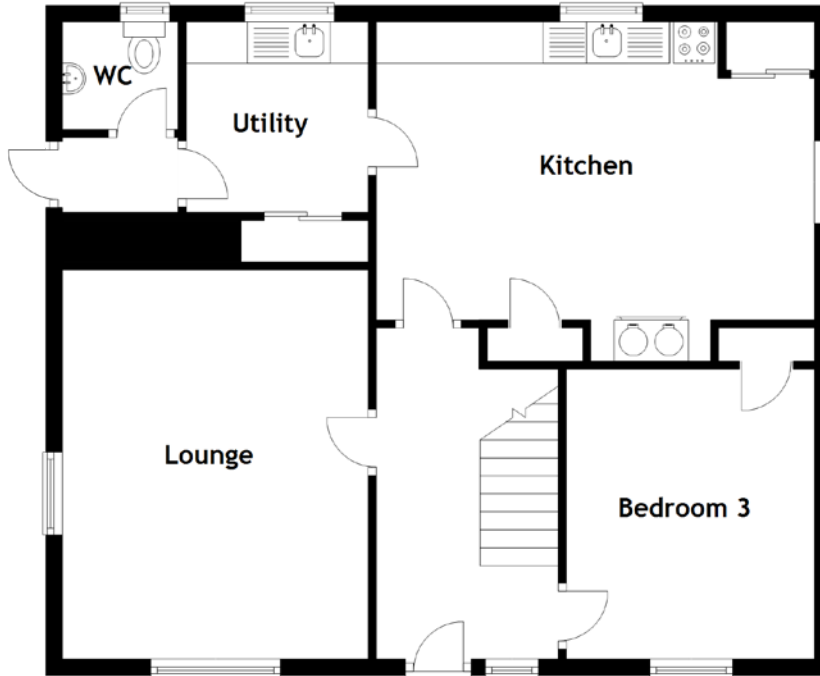
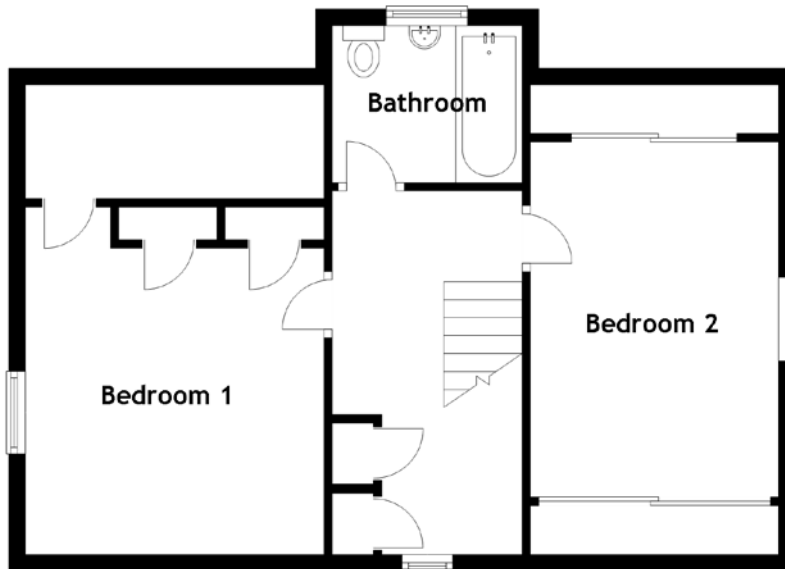


# THE FLOOR PLAN

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	5.30m (17'5") x 4.10m (13'5")
Utility	2.30m (7'7") x 2.20m (7'3")
WC	1.50m (4'11") x 1.30m (4'3")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")

First Floor

Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>

EPC Rating: F