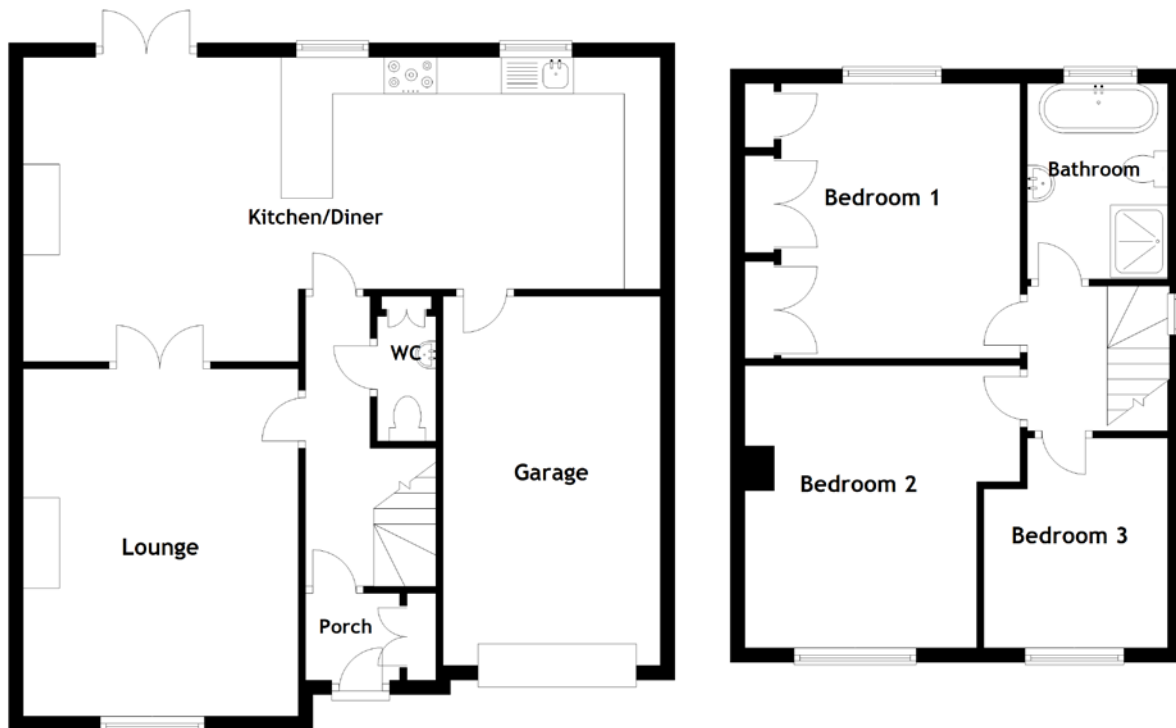


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Porch	1.80m (5'11") x 1.20m (3'11")
Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen/Diner	8.80m (28'10") x 3.20m (10'6")
WC	2.00m (6'7") x 0.81m (2'8")
Bedroom 1	3.80m (12'6") x 3.15m (10'4")

Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	2.90m (9'6") x 2.40m (7'11")
Bathroom	2.70m (8'10") x 2.00m (6'7")
Garage	5.10m (16'9") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>

EPC Rating: E

