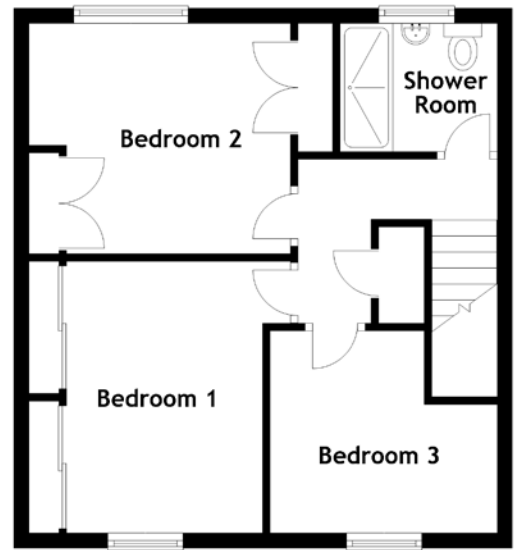
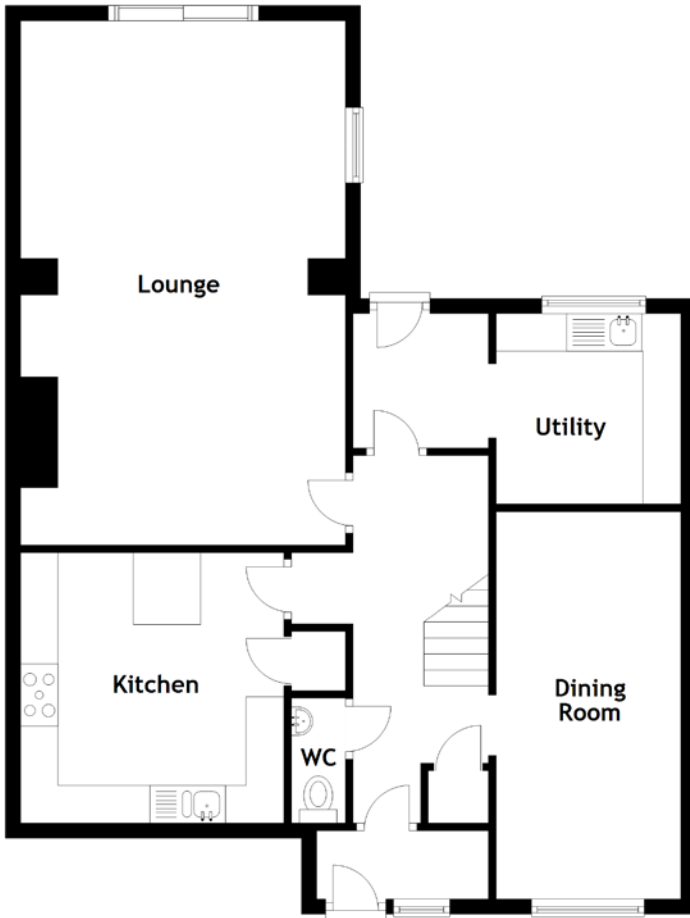


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.96m (22'10") x 4.32m (14'2")
Dining Room	5.14m (16'11") x 2.45m (8'1")
Kitchen	3.59m (11'9") x 3.50m (11'6")
Utility	2.53m (8'4") x 2.45m (8'1")
WC	1.66m (5'5") x 0.72m (2'4")

Shower Room

Bedroom 1	3.61m (11'10") x 3.48m (11'5")
Bedroom 2	3.48m (11'5") x 3.06m (10')
Bedroom 3	3.10m (10'2") x 2.85m (9'4")

Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>

EPC Rating: C

