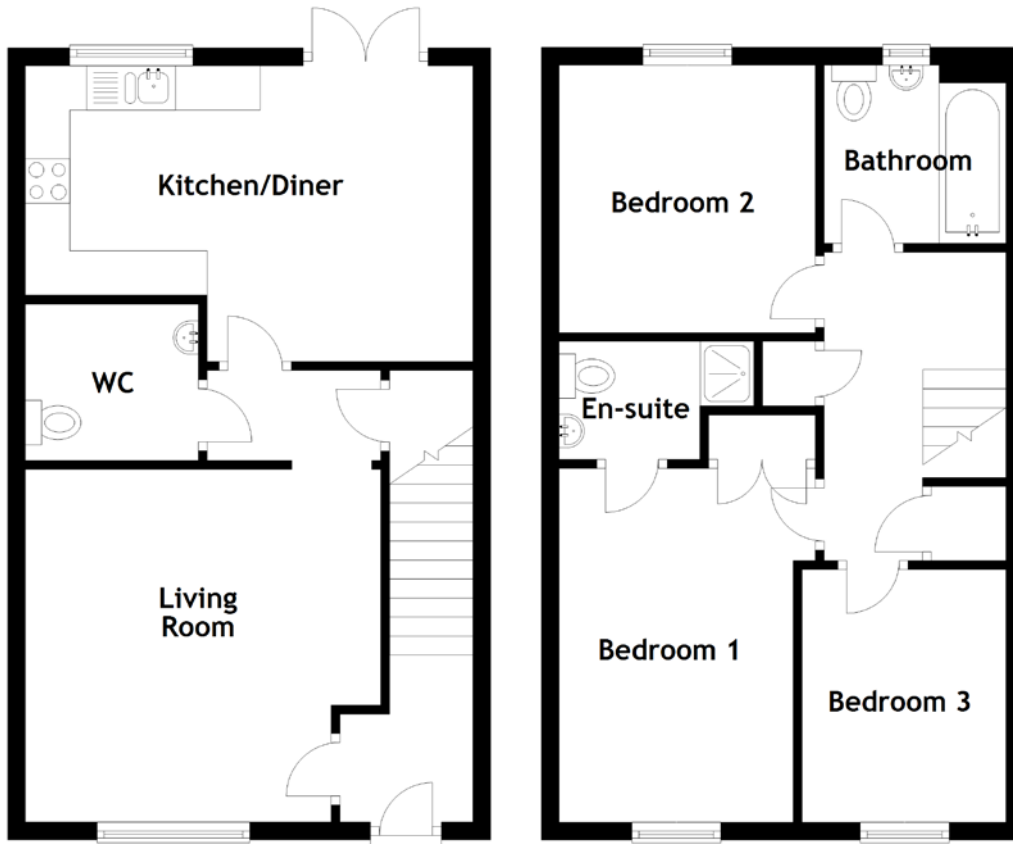


FLOOR PLAN, DIMENSIONS & MAP



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Approximate Dimensions
(Taken from the widest point)

Living Room	3.99m (13'1") x 3.97m (13')
Kitchen/Diner	5.03m (16'6") x 3.33m (10'11")
WC	1.95m (6'5") x 1.76m (5'9")
Bathroom	2.05m (6'9") x 2.00m (6'7")

Bedroom 1	3.98m (13'1") x 2.88m (9'6")
En-suite	2.11m (6'11") x 1.43m (4'8")
Bedroom 2	3.01m (9'10") x 2.88m (9'6")
Bedroom 3	2.84m (9'4") x 2.23m (7'4")

Gross internal floor area (m²): 88m²
EPC Rating: B

