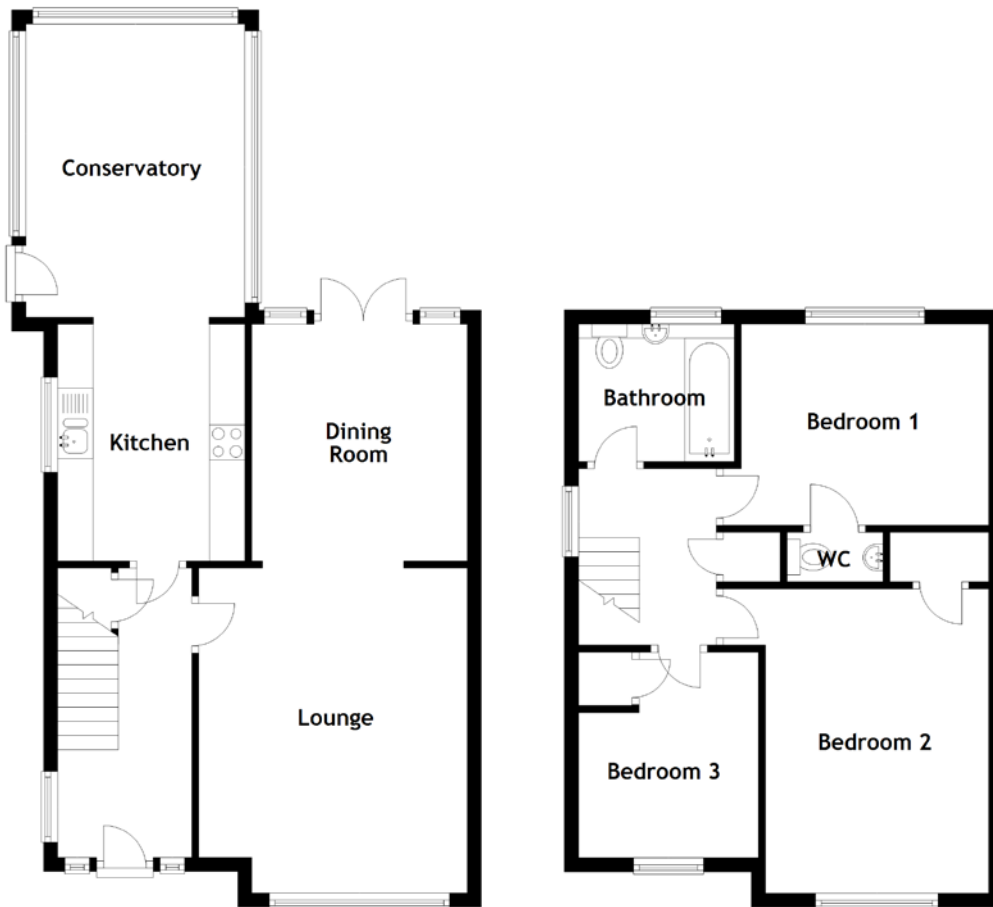


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Dining Room	3.35m (11') x 3.05m (10')
Kitchen	3.35m (11') x 2.65m (8'8")
Conservatory	4.15m (13'7") x 3.10m (10'2")
Bedroom 1	3.75m (12'4") x 2.85m (9'4")
WC	1.35m (4'5") x 0.70m (2'4")

Bedroom 2	4.45m (14'7") x 3.75m (12'4")
Bedroom 3	2.91m (9'6") x 2.55m (8'4")
Bathroom	2.20m (7'3") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

