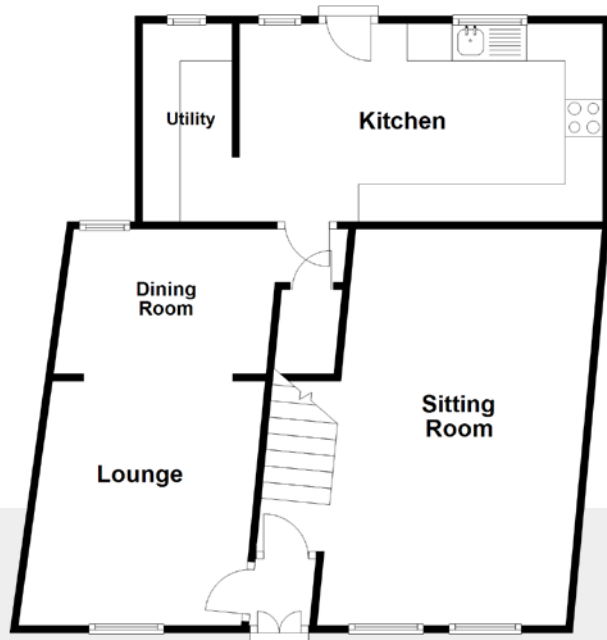
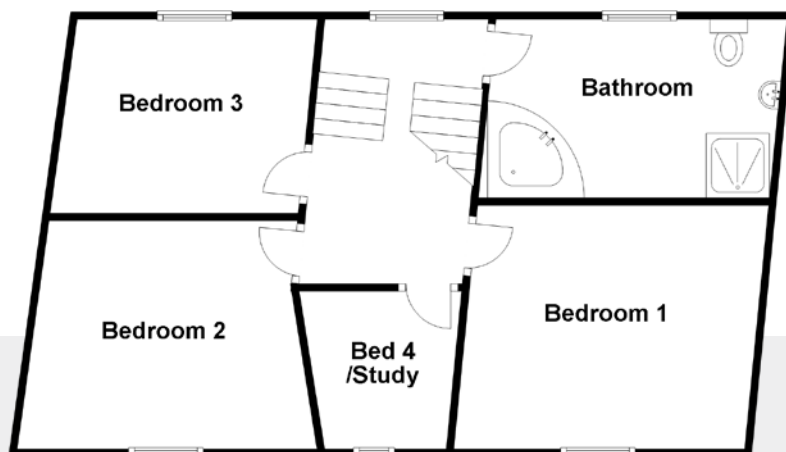




Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Sitting Room	5.80m (19') x 3.30m (10'10")
Lounge	3.30m (10'10") x 2.90m (9'6")
Dining Room	2.90m (9'6") x 1.95m (6'5")
Kitchen	4.50m (14'9") x 2.65m (8'8")
Utility	2.65m (8'8") x 1.20m (3'11")

Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Bedroom 3	3.38m (11'1") x 2.90m (9'6")
Bed 4 /Study	2.10m (6'11") x 1.95m (6'5")
Bathroom	3.90m (12'9") x 2.40m (7'11")

Gross internal floor area (m²): 120m²
EPC Rating: D