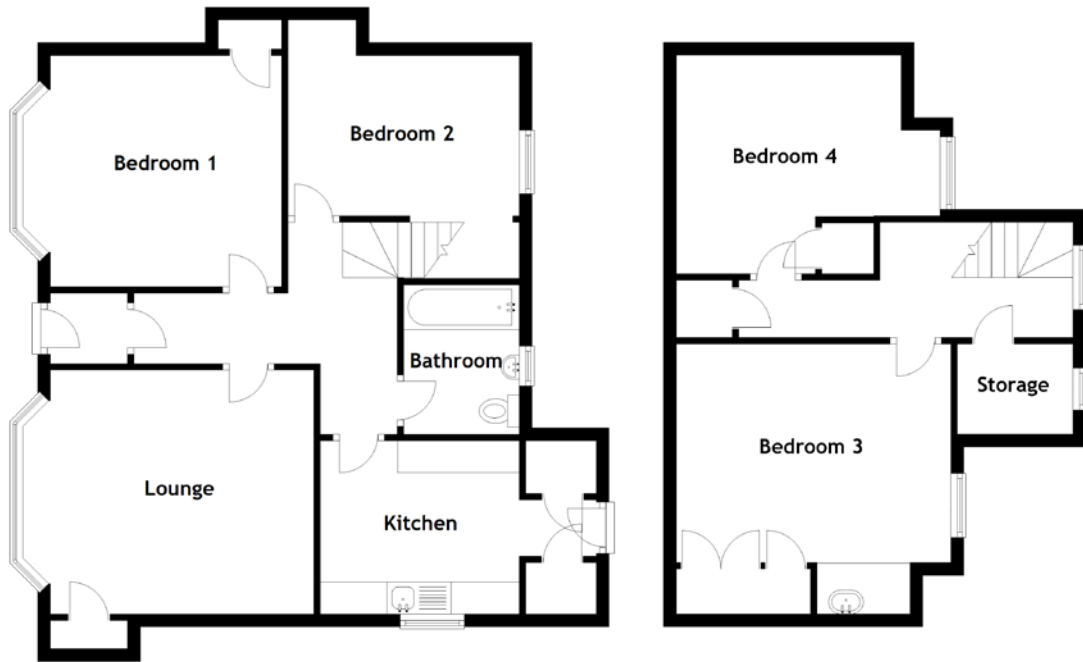


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	4.52m (14'10") x 4.30m (14'1")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.05m (10')
Bathroom	2.10m (6'11") x 1.80m (5'11")

## First Floor

Bedroom 3	4.10m (13'5") x 3.40m (11'2")
Bedroom 4	4.10m (13'5") x 3.40m (11'2")

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

EPC Rating: D

