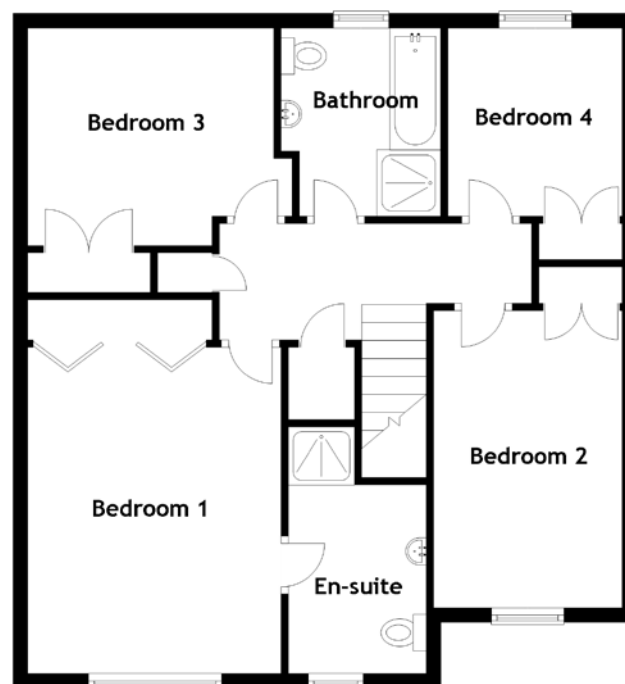
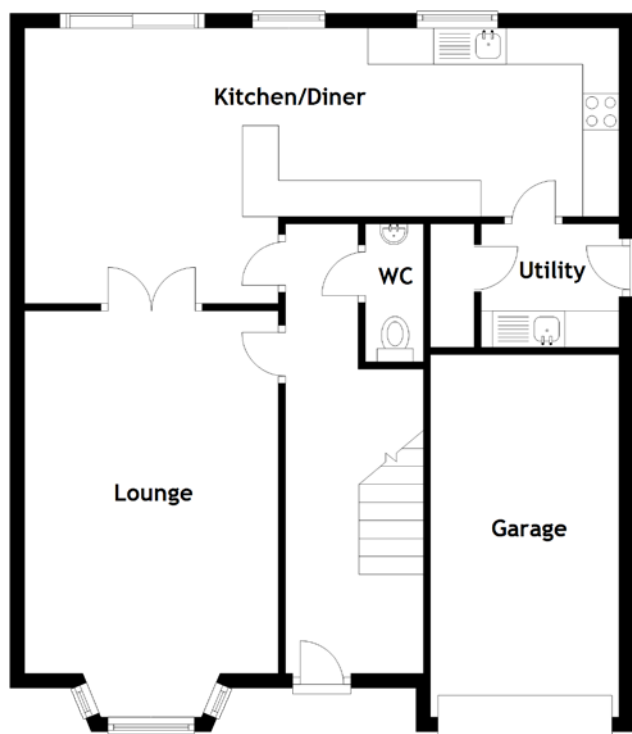


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Kitchen/Diner	8.20m (26'11") x 3.80m (12'6")
Utility	1.90m (6'3") x 1.70m (5'7")
WC	1.90m (6'3") x 0.80m (2'7")
Bedroom 1	4.50m (14'9") x 3.50m (11'6")
En-suite	3.40m (11'2") x 1.90m (6'3")
Bedroom 2	4.10m (13'5") x 2.60m (8'6")

Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	2.60m (8'6") x 2.40m (7'11")
Bathroom	2.60m (8'6") x 2.20m (7'3")
Garage	5.00m (16'5") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

