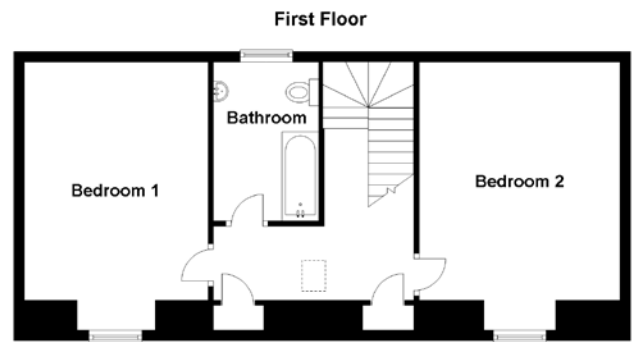


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	5.60m (18'4") x 4.50m (14'9")
Dining Room	5.60m (18'5") x 4.50m (14'9")
Kitchen	5.30m (17'5") x 5.10m (16'9")
Conservatory	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")

Bedroom 4 3.50m (11'6") x 3.30m (10'10")

First Floor	
Bedroom 1	4.50m (14'9") x 3.60m (11'10")
Bedroom 2	4.50m (14'9") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m²): 186m²
EPC Rating: G

