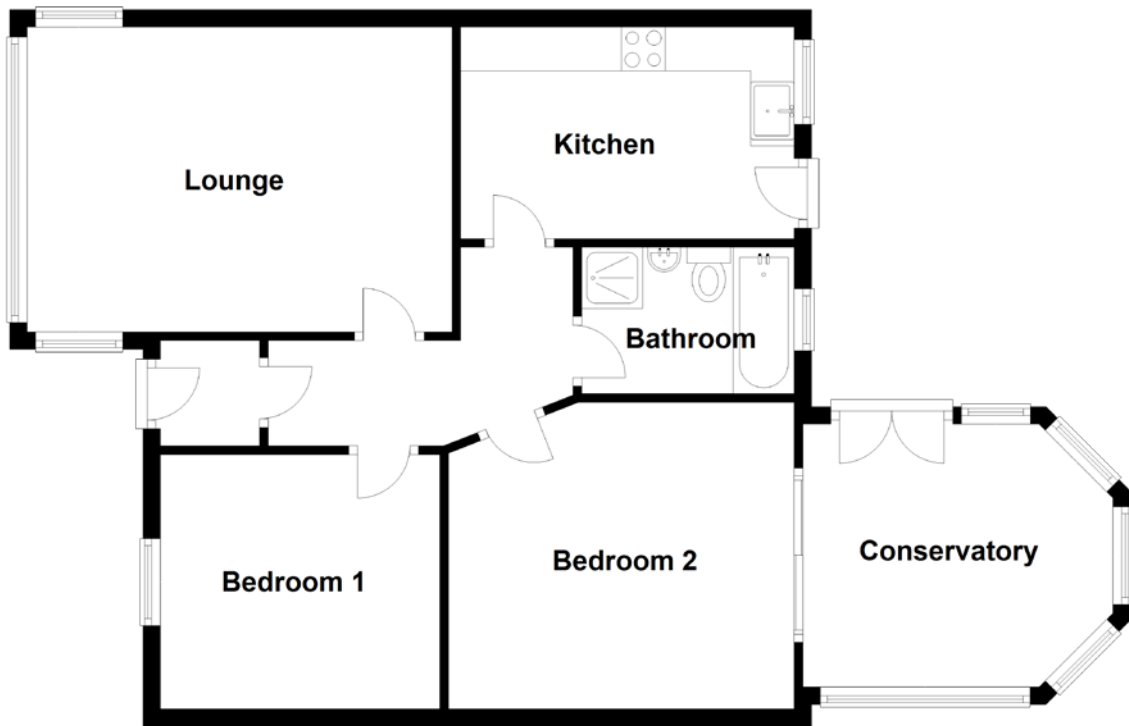


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.88m (16') x 3.50m (11'6")  
Kitchen 3.83m (12'7") x 2.43m (8')  
Bedroom 1 3.21m (10'6") x 2.92m (9'7")

Bedroom 2 3.97m (13') x 3.52m (11'7")  
Conservatory 3.56m (11'8") x 3.02m (9'11")  
Bathroom 2.44m (8') x 1.68m (5'6")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
EPC Rating: D

