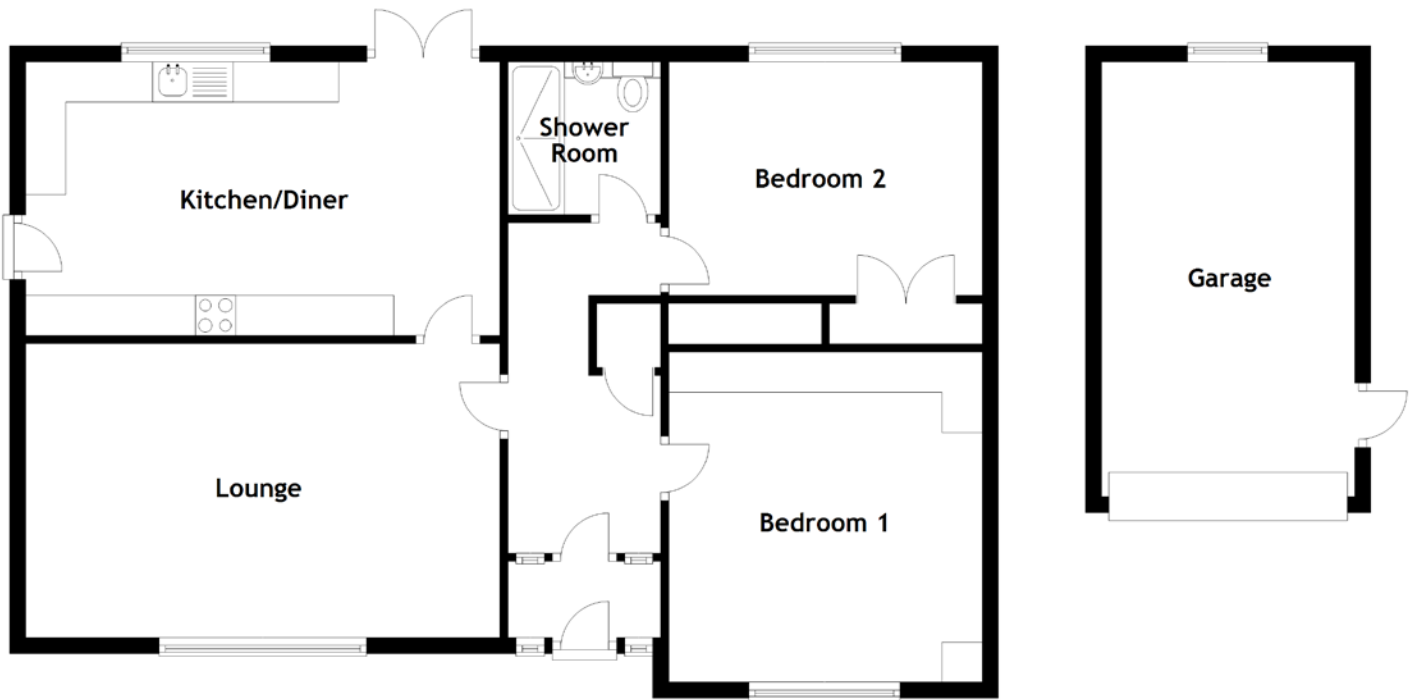


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.65m (12')
Kitchen/Diner	5.90m (19'4") x 3.40m (11'2")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Garage

5.40m (17'9") x 3.15m (10'4")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
EPC Rating: D

Extras: The fridge/freezer and the garden shed may be available by separate negotiation.

