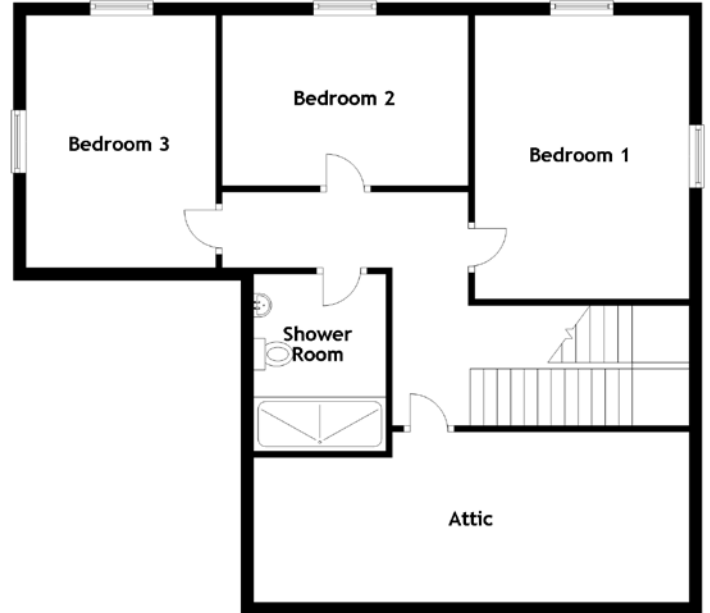


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.90m (19'4") x 5.00m (16'5")
Kitchen	4.20m (13'10") x 2.90m (9'6")
Utility	3.00m (9'10") x 1.60m (5'3")
Bedroom 4	4.50m (14'9") x 2.90m (9'6")
Bedroom 5	3.30m (10'10") x 2.70m (8'10")

First Floor

Shower Room	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	4.60m (15'1") x 3.50m (11'6")
Shower Room	2.80m (9'2") x 2.10m (6'11")

Gross internal floor area (m²): 169m²
EPC Rating: D

