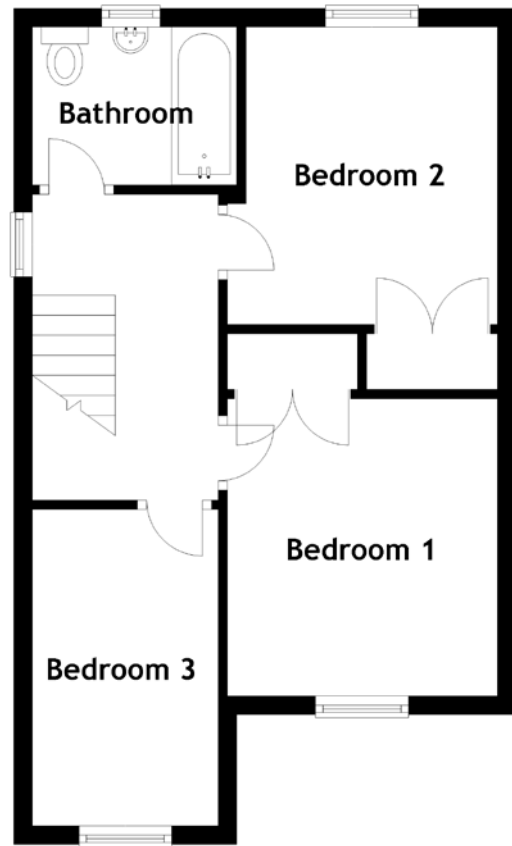
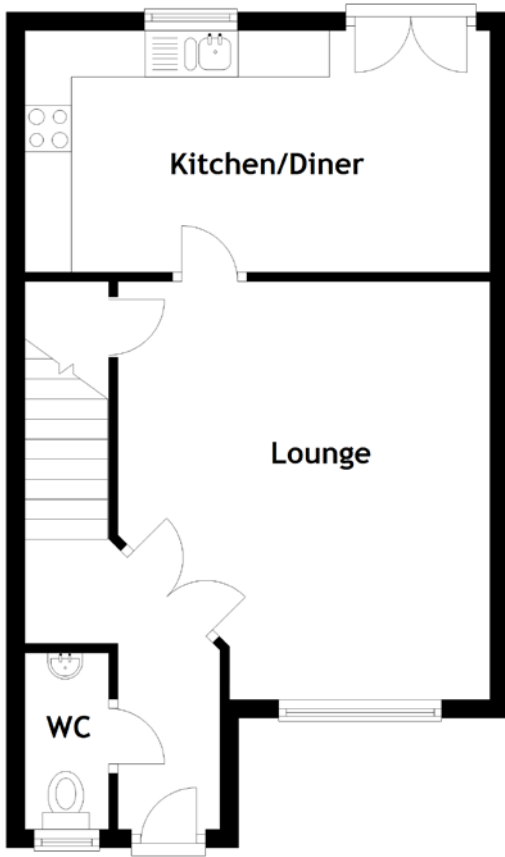


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen/Diner	5.00m (16'5") x 2.60m (8'6")
WC	1.90m (6'3") x 0.90m (2'11")
Bathroom	2.20m (7'2") x 1.70m (5'7")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")

Bedroom 3

3.40m (11'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, oven, hob and 2 sheds in the garden.

