

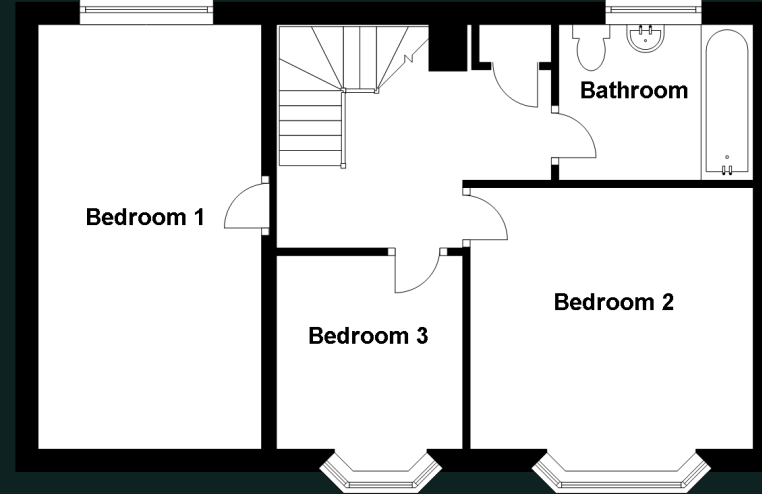
# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

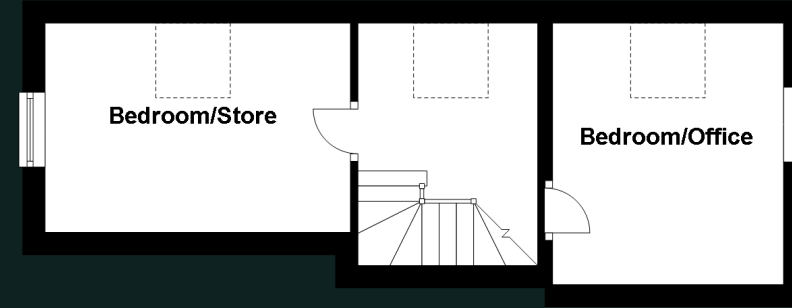
Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Porch	3.46m (11'4") x 2.00m (6'7")
Lounge	5.62m (18'5") x 4.30m (14'1")
Kitchen	6.00m (19'8") x 4.00m (13'1")
Dining Room	4.10m (13'5") x 3.87m (12'8")
Shower Room	1.70m (5'7") x 1.70m (5'7")
Conservatory	3.40m (11'2") x 3.40m (11'2")

First Floor	
Bedroom 1	5.70m (18'8") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
Bedroom 3	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Second Floor	
Bedroom/Store	4.00m (13'1") x 2.80m (9'2")
Bedroom/Office	3.50m (11'6") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 183m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings.

