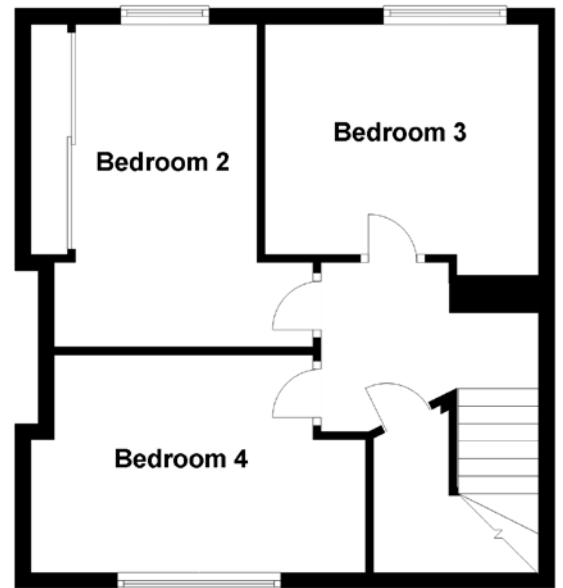
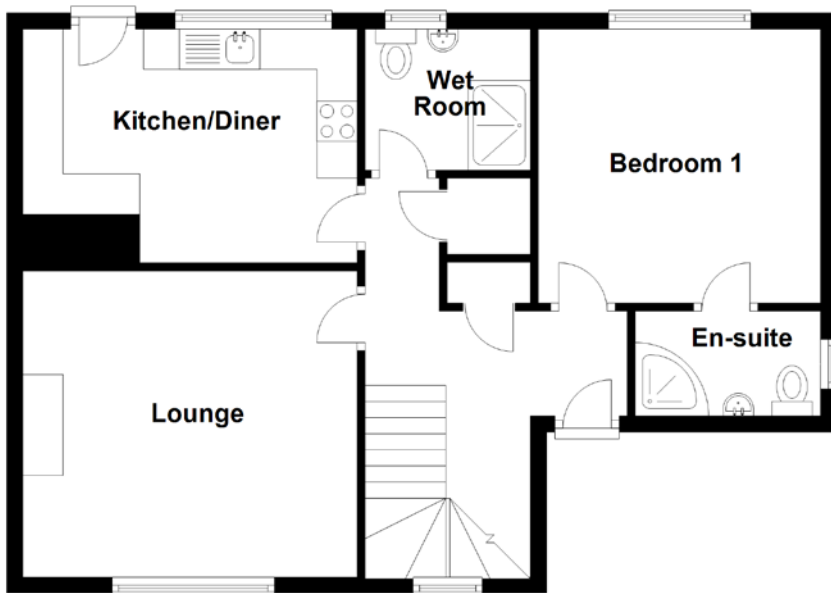


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Ground Floor | |
| Lounge | 4.15m (13'7") x 3.80m (12'6") |
| Kitchen/Diner | 4.40m (14'5") x 2.90m (9'6") |
| Wet Room | 2.05m (6'9") x 1.75m (5'9") |
| Bedroom 1 | 3.50m (11'6") x 3.40m (11'2") |
| En-suite | 2.30m (7'7") x 1.30m (4'3") |

| | |
|-------------|-------------------------------|
| First Floor | |
| Bedroom 2 | 4.00m (13'1") x 3.50m (11'6") |
| Bedroom 3 | 3.40m (11'2") x 3.25m (10'8") |
| Bedroom 4 | 4.50m (14'9") x 2.70m (8'10") |

Gross internal floor area (m²): 115m²

EPC Rating: D

