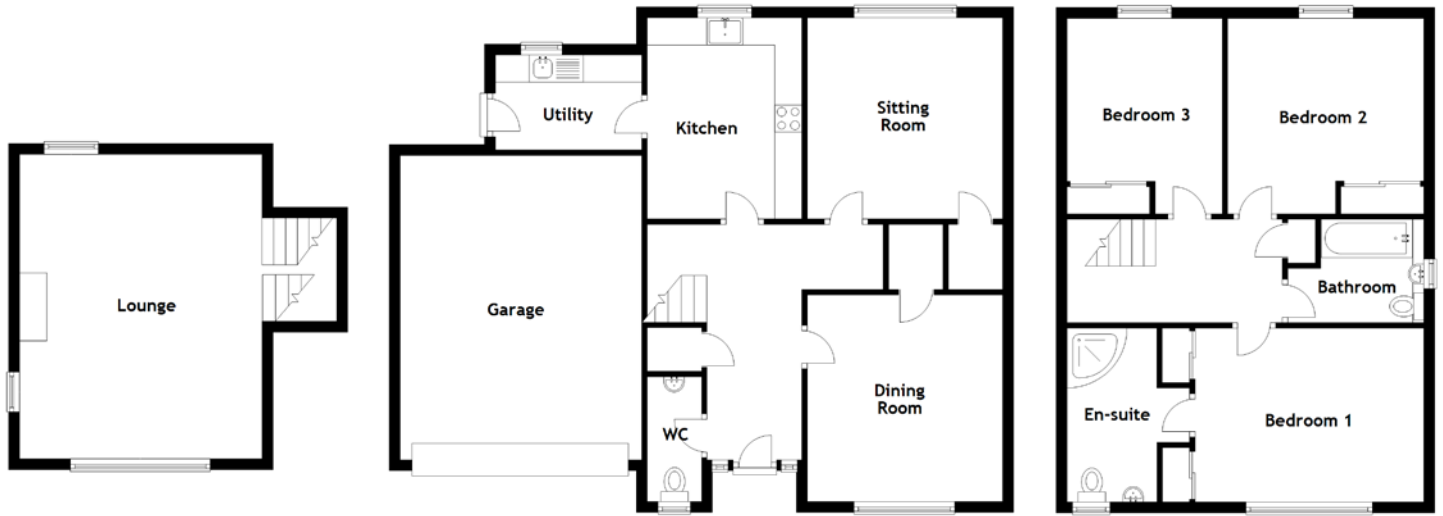


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.45m (14'7")
Kitchen	3.70m (12'2") x 2.85m (9'4")
Utility	2.70m (8'10") x 1.75m (5'9")
Dining Room	3.80m (12'6") x 3.60m (11'10")
Sitting Room	3.70m (12'2") x 3.60m (11'10")
WC	2.30m (7'6") x 1.00m (3'3")
Bathroom	2.50m (8'2") x 1.95m (6'5")
Bedroom 1	4.20m (13'9") x 3.15m (10'4")

En-suite	3.15m (10'4") x 2.30m (7'7")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Garage	5.60m (18'4") x 4.45m (14'7")

Gross internal floor area (m²): 149m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.

