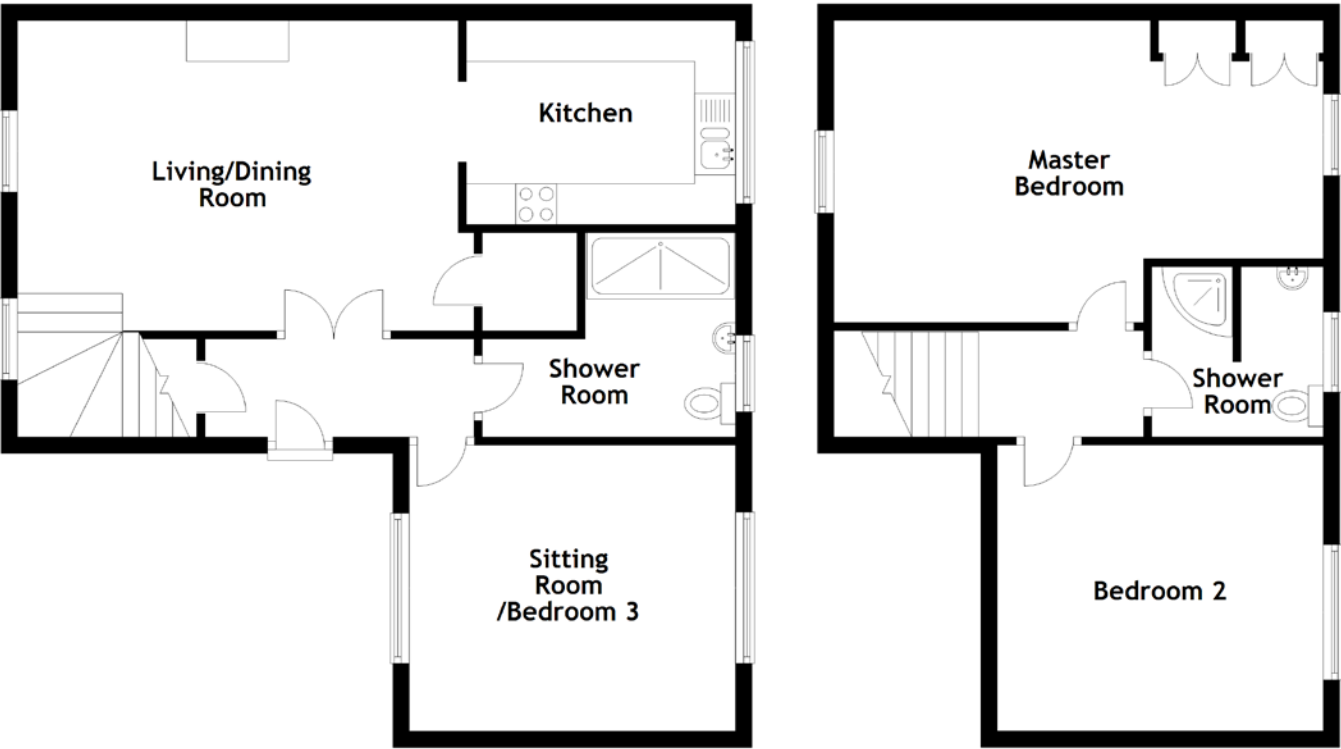


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Living/Dining Room	5.40m (17'9") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 2.50m (8'2")
Shower Room	2.70m (8'10") x 2.10m (6'11")
Sitting Room/Bedroom 3	4.00m (13'1") x 3.50m (11'6")

First Floor	
Master Bedroom	6.00m (19'8") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Shower Room	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: C

