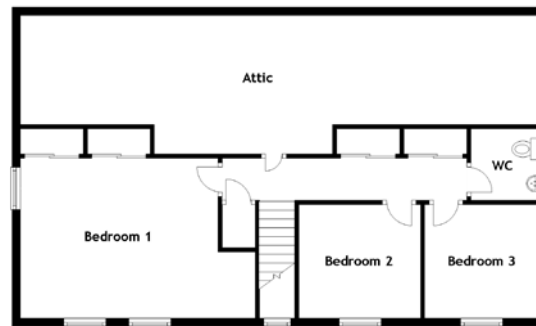
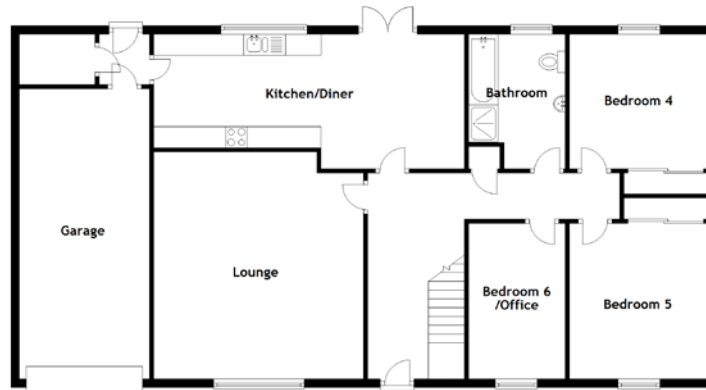


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	5.40m (17'9") x 5.00m (16'5")
Kitchen/Diner	7.30m (23'11") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Bedroom 5	3.70m (12'2") x 3.30m (10'10")
Bedroom 6/Office	3.70m (12'2") x 2.30m (7'7")
Bathroom	3.20m (10'6") x 2.30m (7'7")

## First Floor

Bedroom 1	5.60m (18'4") x 3.80m (12'6")
Bedroom 2	2.80m (9'2") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Attic	12.40m (40'8") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 166m<sup>2</sup> | EPC Rating: D

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

