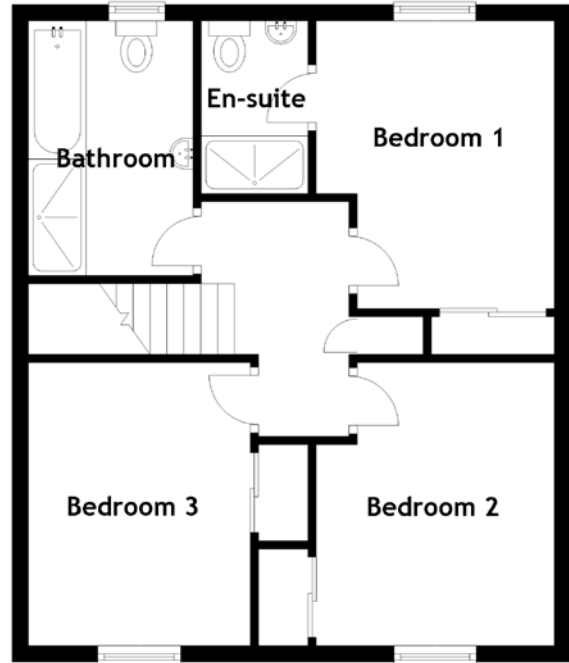
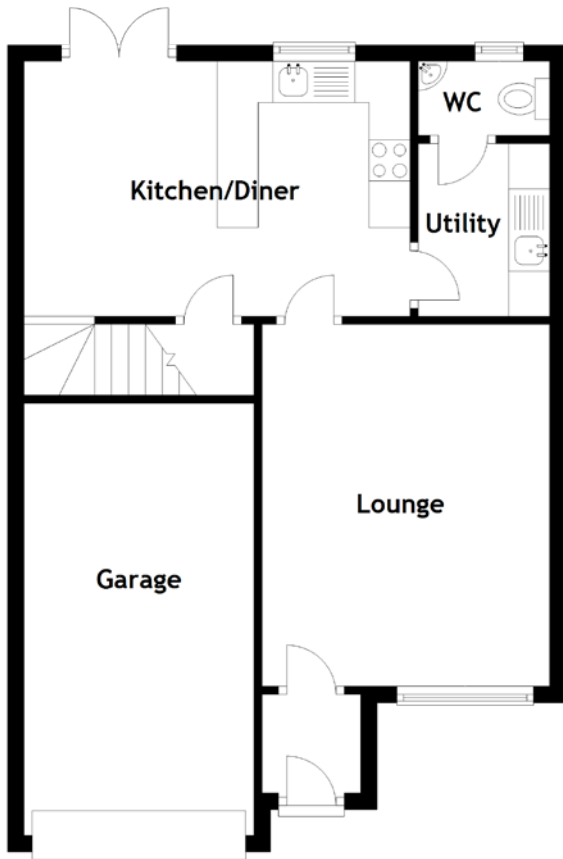


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen/Diner	4.70m (15'5") x 3.10m (10'2")
Utility	2.10m (6'11") x 1.60m (5'3")
WC	1.60m (5'3") x 0.90m (2'11")
Bathroom	3.20m (10'6") x 2.00m (6'7")

En-suite	2.10m (6'11") x 1.30m (4'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup>  
EPC Rating: C

