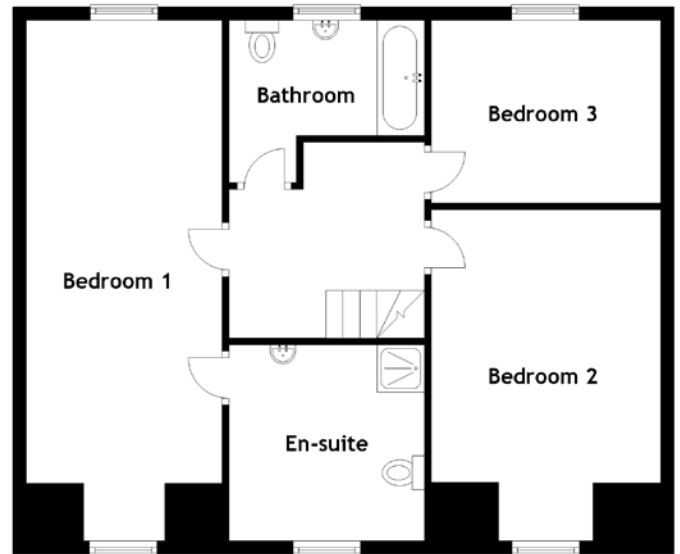
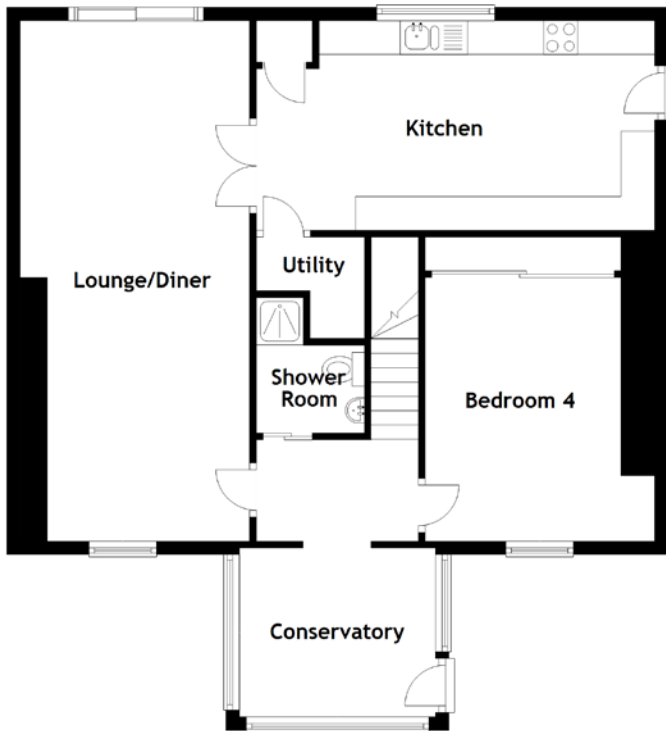


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Conservatory	2.90m (9'6") x 2.50m (8'2")
Lounge/Diner	7.70m (25'3") x 3.40m (11'2")
Kitchen	5.90m (19'4") x 3.10m (10'2")
Utility	1.60m (5'3") x 1.50m (4'11")
Shower Room	2.30m (7'6") x 1.60m (5'3")
Bedroom 4	3.90m (12'10") x 2.90m (9'6")

First Floor

Bedroom 1	7.70m (25'3") x 2.90m (9'6")
En-suite	2.90m (9'6") x 2.50m (8'2")
Bedroom 2	4.90m (16'1") x 3.40m (11'2")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup>

EPC Rating: F

