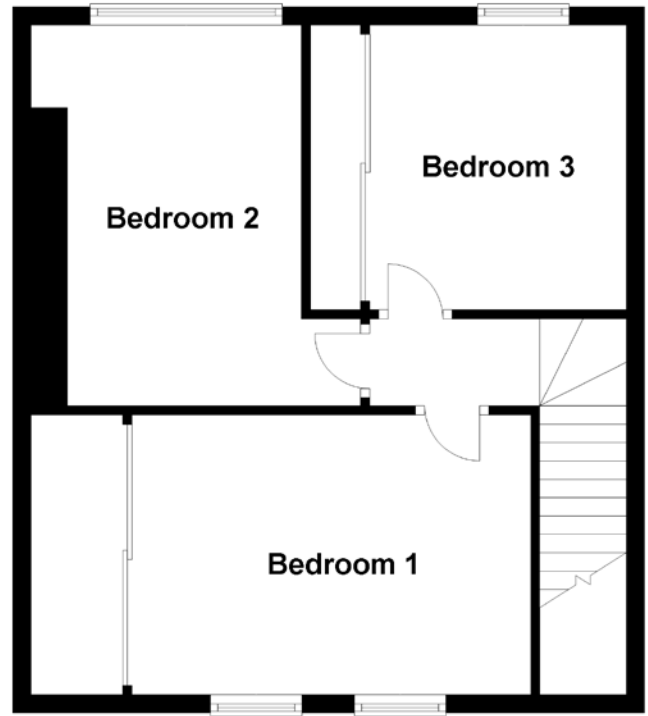
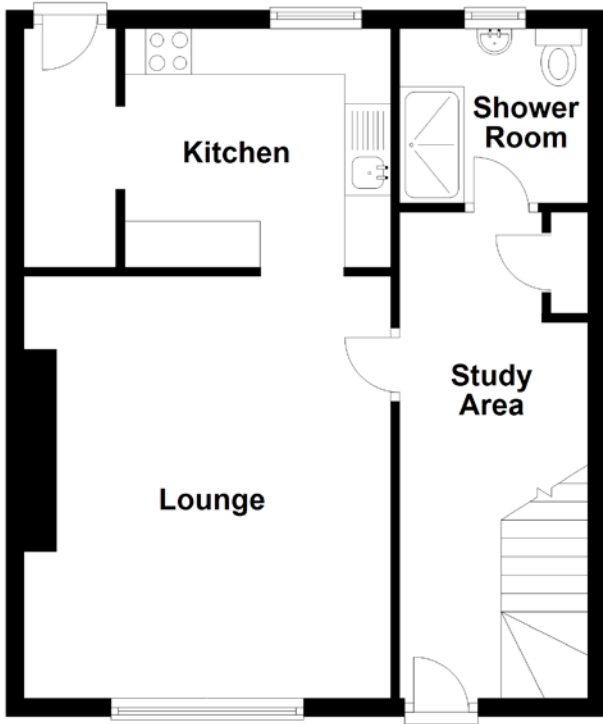


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Study Area	2.05m (6'9") x 1.45m (4'9")
Shower Room	2.05m (6'9") x 1.90m (6'3")
Bedroom 3	3.10m (10'2") x 2.80m (9'2")

Bedroom 2	4.15m (13'7") x 3.15m (10'4")
Bedroom 1	4.35m (14'3") x 3.05m (10')

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

