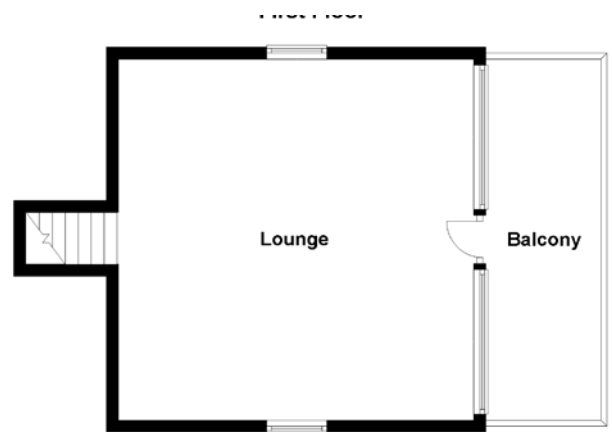
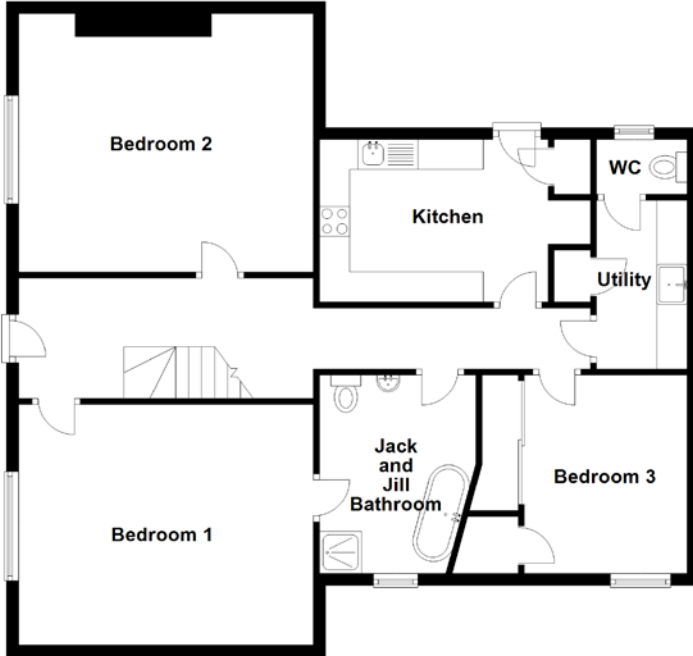


# FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



Approximate Dimensions (Taken from the widest point)

Bedroom 2	4.90m (16'1") x 4.30m (14'1")
Bedroom 1	4.90m (16'1") x 4.00m (13'1")
Bedroom 3	3.30m (10'10") x 2.70m (8'10")
Jack and Jill Bathroom	3.30m (10'10") x 2.60m (8'6")
Kitchen	3.80m (12'6") x 2.70m (8'10")
Utility	2.80m (9'2") x 1.51m (4'11")

WC	1.51m (4'11") x 0.91m (3')
Lounge	6.00m (19'8") x 5.90m (19'4")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

