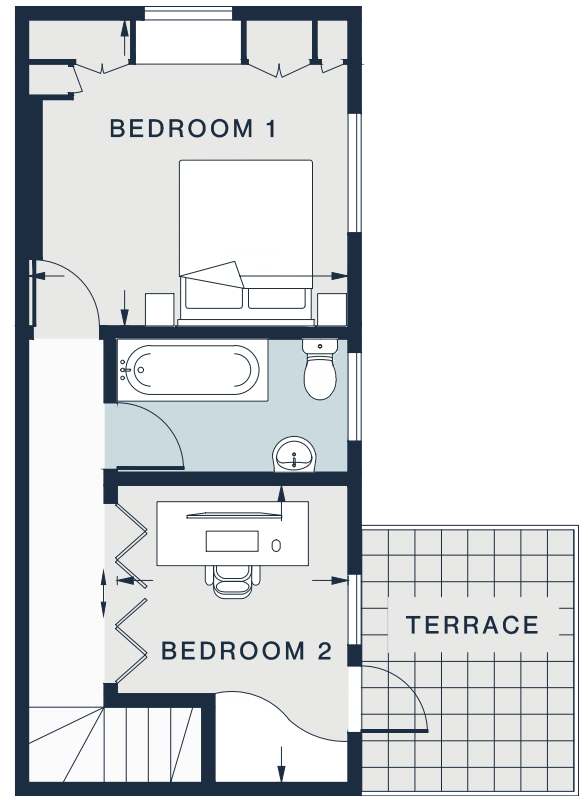


GROUND FLOOR



FIRST FLOOR

RECEPTION/DINING ROOM

28'3 x 11'10 (8.6m x 3.6m)

KITCHEN

9'0 x 7'9 (2.7m x 2.3m)

BEDROOM 1

11'10 x 11'4 (3.6m x 3.4m)

BEDROOM 2

11'0 x 8'6 (3.3m x 2.6m)

Approx. Gross Internal Area = 746 sq ft / 69.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.