



LOWER GROUND FLOOR

RECEPTION ROOM
18'2 x 13'8 (5.5m x 4.1m)

BEDROOM 1
21'0 x 8'7 (6.3m x 2.6m)

KITCHEN / BREAKFAST
12'8 x 12'8 (3.9m x 3.8m)

BEDROOM 2
9'2 x 8'3 (2.8m x 2.5m)

Approx. Gross Internal Area = 1,028 sq ft / 95.5 sq m

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