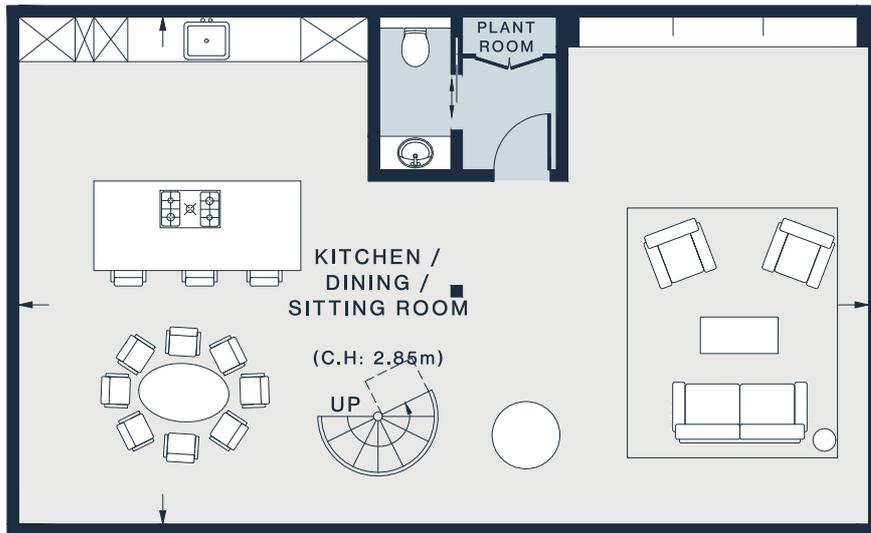


GROUND FLOOR

= REDUCED HEAD HEIGHT BELOW 1.5M



LOWER GROUND FLOOR

KITCHEN / DINING / SITTING ROOM

37'1 x 22'0 (11.3m x 6.7m)

BEDROOM 1

11'10 x 10'0 (3.6m x 3.0m)

BEDROOM 2

11'7 x 11'1 (3.5m x 3.3m)

Lower Ground Floor = 827 sq ft / 76.8 sq m

Ground Floor = 500 sq ft / 46.5 sq m

Approx. Gross Internal Area = 1327 sq ft / 123.3 sq m

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

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