



## FIRST FLOOR

KITCHEN / RECEPTION ROOM  
15'8 x 9'3 (4.7m x 2.8m)

BEDROOM 1  
15'8 x 8'9 (4.7m x 2.6m)

BEDROOM 2  
11'9 x 7'6 (3.5m x 2.2m)

Approx. Gross Internal Area = 452 sq ft / 42.0 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.