



RECEPTION ROOM
17'5 x 11'7 (5.3m x 3.5m)

KITCHEN
11'9 x 11'8 (3.5m x 3.5m)

BEDROOM 1
15'7 x 9'9 (4.7m x 2.9m)

BEDROOM 2
9'9 x 9'7 (2.9m x 2.9m)

Ground Floor = 27 sq ft / 2.5 sq m
First Floor = 437 sq ft / 40.6 sq m
Second Floor = 412 sq ft / 38.3 sq m
Approx. Gross Internal Area = 876 sq ft / 81.4 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.
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