



GROUND FLOOR

KITCHEN / RECEPTION
32'4 x 14'5 (9.8m x 4.3m)

BEDROOM 1
16'4 x 12'8 (4.9m x 3.8m)

BEDROOM 2
10'5 x 9'1 (3.1m x 2.7m)

Approx. Gross Internal Area = 976 sq ft / 90.7 sq m

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