



**FIRST FLOOR**

**BEDROOM**  
10'6 x 8'5 (3.20m x 2.57m)

**KITCHEN / RECEPTION ROOM**  
21'11 x 9'3 (6.68m x 2.82m)

Approx. Gross Internal Area = 393 sq ft / 36.5 sq m

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