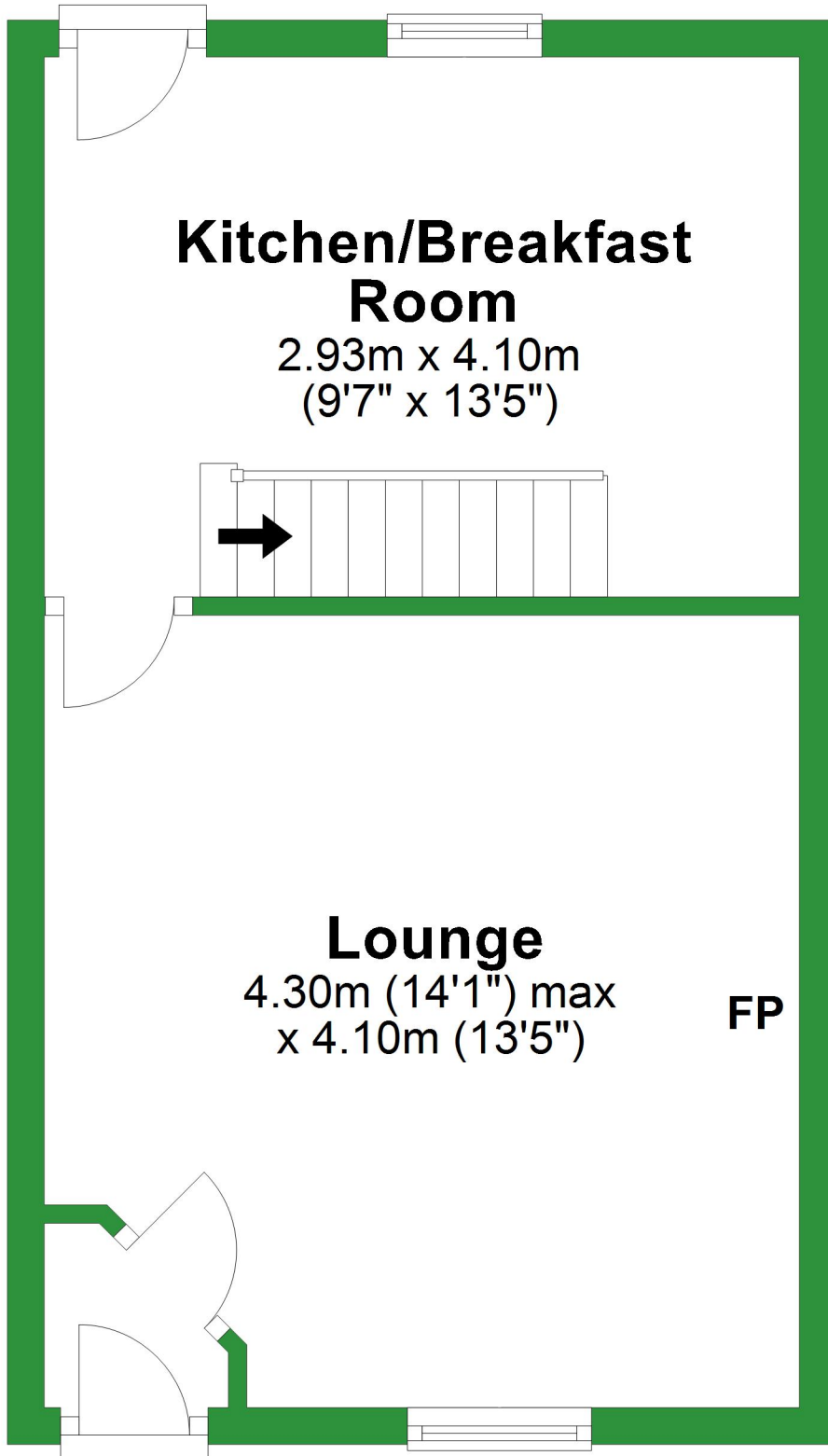


# Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



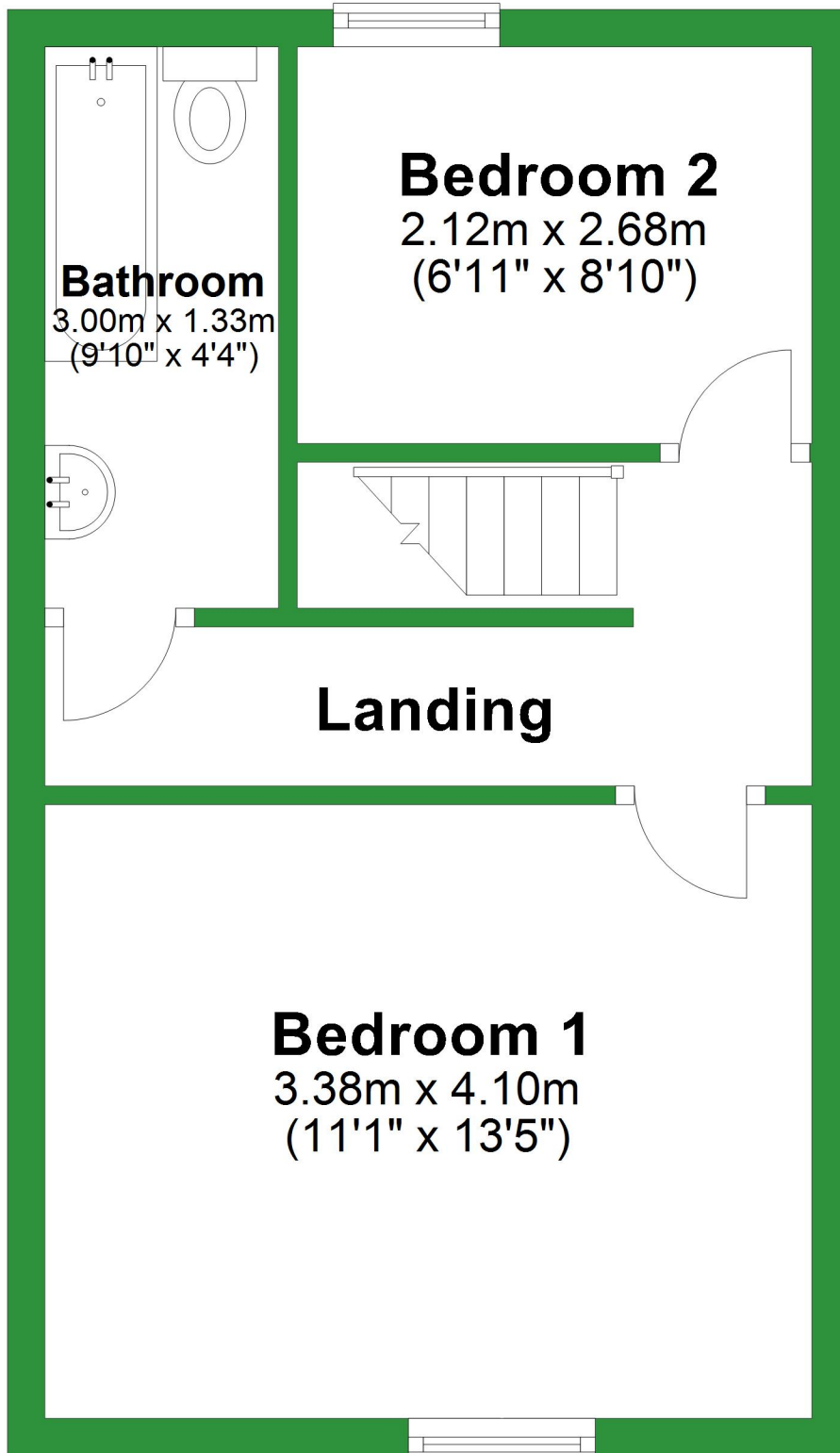
Total area: approx. 60.0 sq. metres (645.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

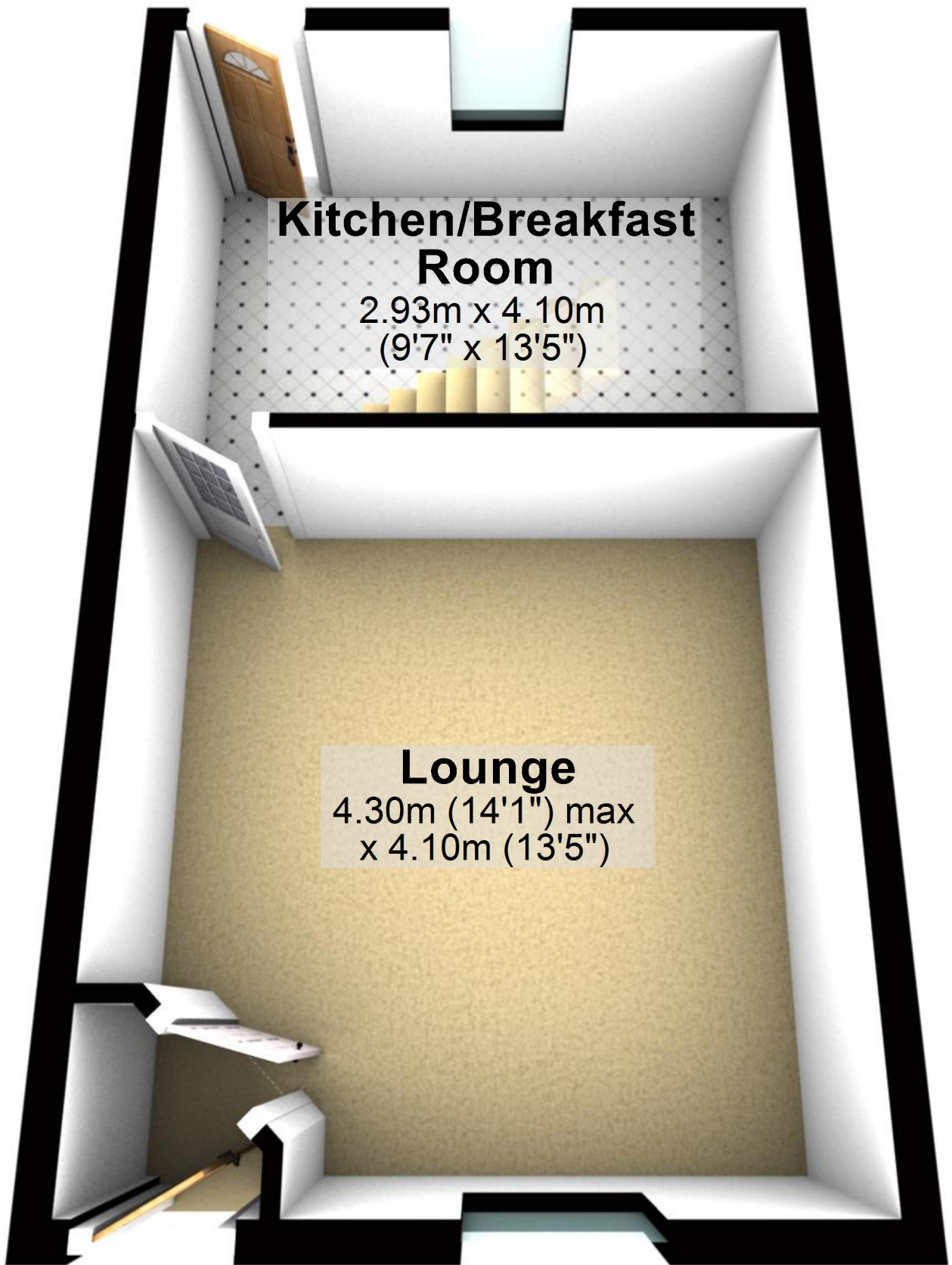
# First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



# Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



## Kitchen/Breakfast Room

2.93m x 4.10m  
(9'7" x 13'5")

## Lounge

4.30m (14'1" max)  
x 4.10m (13'5")

Total area: approx. 60.0 sq. metres (645.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

# First Floor

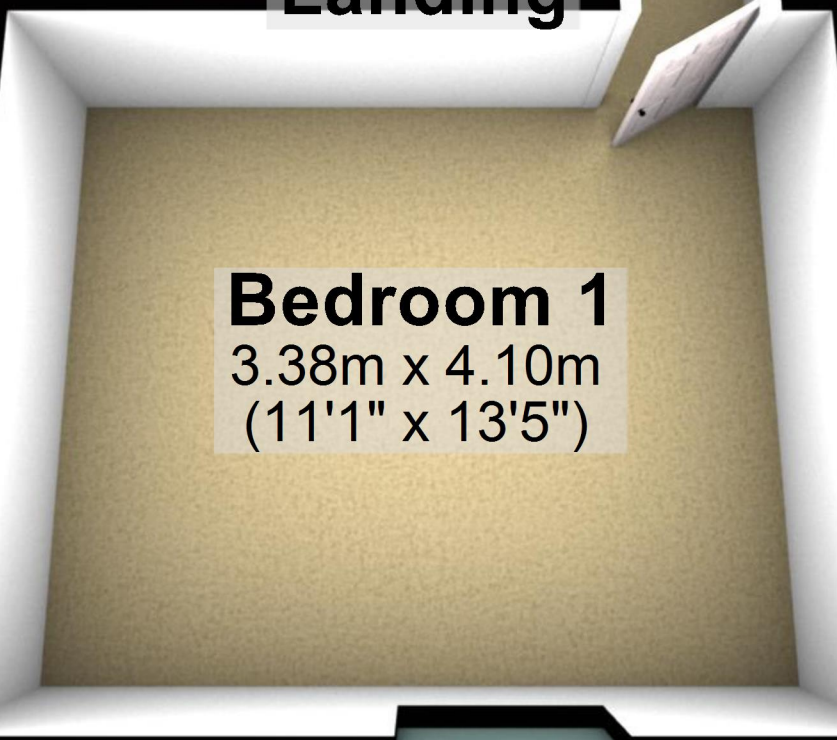
Approx. 29.9 sq. metres (321.9 sq. feet)



**Bathroom**  
3.00m x 1.33m  
(9'10" x 4'4")

**Bedroom 2**  
2.12m x 2.68m  
(6'11" x 8'10")

**Landing**



**Bedroom 1**  
3.38m x 4.10m  
(11'1" x 13'5")