





A bedroom interior with a bed in the foreground covered in a patterned duvet. To the left, a desk holds a television. The wall is decorated with a framed picture and a small light switch. A wooden door is on the right, and a hanging lamp provides illumination.



**GROUND FLOOR**  
679 sq.ft. (63.1 sq.m.) approx.

**1ST FLOOR**  
660 sq.ft. (61.3 sq.m.) approx.

**2ND FLOOR**  
296 sq.ft. (27.5 sq.m.) approx.

The floor plans show a three-story property. The Ground Floor includes a Kitchen/Diner, Lounge, Dining Room, and a Porch. The 1st Floor features a Bathroom, Shower Room, and two Bedrooms. The 2nd Floor has one Bedroom and a staircase. Dimensions are provided in both feet and meters for each room.

**GROUND FLOOR**  
679 sq.ft. (63.1 sq.m.) approx.

KITCHEN/DINER  
14'6" x 10'8"  
4.41m x 3.21m

LOUNGE  
13'2" x 11'1"  
4.00m x 3.39m

DINING ROOM  
19'2" x 13'10"  
5.83m x 4.22m  
Into Bay

PORCH

UP

**1ST FLOOR**  
660 sq.ft. (61.3 sq.m.) approx.

BATHROOM

SHOWER ROOM

DOWN

UP

BEDROOM  
13'11" x 11'11"  
4.25m x 3.62m

BEDROOM  
10'1" x 6'4"  
3.06m x 1.92m

BEDROOM  
13'7" x 11'11"  
4.14m x 3.62m

**2ND FLOOR**  
296 sq.ft. (27.5 sq.m.) approx.

UP

BEDROOM  
18'1" x 16'4"  
5.51m x 4.99m  
Max

EPC:D

**TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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