The Nook, Ross-on-Wye **Approximate Gross Internal Area** 1203 Sq Ft/112 Sq M Bedroom 3 Bedroom 2 3.46 x 3.03 3.58 x 3.45 Sitting Room 11'4" x 9'11" 11'9" x 11'4" 6.78 x 3.45 22'3" x 11'4" F/P Utility 3.91 x 2.30 12'10" x 7'7" Kitchen/ (Maximum) **Dining Room** Main Bedroom 4.81 x 3.92 3.94 x 3.58 15'9" x 12'10" 12'11" x 11'9" (Maximum) 0 0 0 0

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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