



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	3.00m (9'10") x 2.95m (9'8")
Bedroom 2	2.60m (8'6") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 2.00m (6'7")
WC	1.40m (4'7") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C