



**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.46m (14'8") x 3.86m (12'8")	Bathroom	2.04m (6'8") x 1.73m (5'8")
Kitchen	3.47m (11'5") x 2.43m (8')		
Bedroom 1	5.04m (16'6") x 3.13m (10'3")	Gross internal floor area (m <sup>2</sup> ): 70m <sup>2</sup>	
Bedroom 2	3.88m (12'9") x 2.70m (8'10")	EPC Rating: C	