



Approximate Dimensions

(Taken from the widest point)

Lounge	5.30m (17'5") x 3.42m (11'3")
Kitchen	2.93m (9'7") x 2.68m (8'10")
Sun Room	3.70m (12'2") x 2.82m (9'3")
Garage	6.30m (20'8") x 2.93m (9'7")
WC	2.12m (7') x 1.81m (5'11")
Bedroom 1	3.54m (11'7") x 2.81m (9'3")
En-suite	2.12m (6'11") x 1.86m (6'1")

Bedroom 2	4.00m (13'2") x 2.76m (9'1")
Bedroom 3	3.60m (11'10") x 2.44m (8')
Bathroom	2.12m (6'11") x 2.08m (6'10")

Gross internal floor area (m²): 102m²

EPC Rating: B