



Approximate Dimensions

(Taken from the widest point)

Lounge	6.29m (20'8") x 4.35m (14'3")	Bathroom	3.01m (9'10") x 2.18m (7'2")
Kitchen	4.13m (13'7") x 3.18m (10'5")	Utility/WC	3.70m (12'2") x 2.07m (6'9")
Bedroom 1	4.26m (14') x 3.30m (10'10")	Gross internal floor area (m ²): 131m ²	
Bedroom 2	3.43m (11'3") x 3.15m (10'4")	EPC Rating: D	
Bedroom 3	3.43m (11'3") x 3.08m (10'1")		
Bedroom 4	4.13m (13'7") x 3.06m (10')		