



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.35m (11')	Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Dining Area	2.85m (9'4") x 2.70m (8'10")	Bedroom 3	3.10m (10'2") x 3.05m (10')
Kitchen	3.65m (12') x 2.85m (9'4")	Bathroom	2.79m (9'2") x 1.75m (5'9")
Conservatory	4.15m (13'7") x 3.35m (11')		
Bedroom 1	3.50m (11'6") x 3.35m (11')	Gross internal floor area (m ²): 104m ²	
En-suite	2.79m (9'2") x 1.20m (3'11")	EPC Rating: C	