



Approximate Dimensions
(Taken from the widest point)

Lounge	4.61m (15'1") x 3.48m (11'5")
Kitchen	3.88m (12'9") x 1.24m (4'1")
Bedroom	2.94m (9'8") x 2.92m (9'7")
Bathroom	2.83m (9'3") x 1.19m (3'11")
WC	1.19m (3'11") x 0.93m (3'1")

Gross internal floor area (m²): 40m²
EPC Rating: D