



Approximate Dimensions

(Taken from the widest point)

Lounge	5.35m (17'7") x 3.90m (12'10")	Gross internal floor area (m ²): 52m ²
Kitchen	3.00m (9'10") x 2.40m (7'11")	EPC Rating: C
Bedroom	4.30m (14'1") x 3.00m (9'10")	
Bathroom	2.60m (8'6") x 1.70m (5'7")	Buyer's Premium Value: £3100