



**Approximate Dimensions**

(Taken from the widest point)

|           |                                |   |                              |
|-----------|--------------------------------|---|------------------------------|
| Lounge    | 4.30m (14'1") x 3.93m (12'11") | Bathroom  | 3.00m (9'10") x 1.40m (4'7") |
| Kitchen   | 3.00m (9'10") x 2.30m (7'7")   |   |                              |
| Bedroom 1 | 3.70m (12'2") x 3.20m (10'6")  | Gross internal floor area (m <sup>2</sup> ): 62m <sup>2</sup> |                              |
| Bedroom 2 | 2.70m (8'10") x 2.60m (8'7")   | EPC Rating: E   |                              |