



Approximate Dimensions
(Taken from the widest point)

Lounge	4.03m (13'3") x 3.54m (11'7")	WC	1.82m (6') x 1.19m (3'11")
Kitchen	3.31m (10'10") x 2.00m (6'7")	Gross internal floor area (m ²): 66m ²	
Bedroom 1	4.02m (13'2") x 3.59m (11'9")	EPC Rating: C	
Bedroom 2	4.02m (13'2") x 2.90m (9'6")		
Bathroom	2.08m (6'10") x 1.75m (5'9")		