

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 1.50m (4'11")
Bedroom 1	7.30m (23'11") x 2.40m (7'10")
Office	3.20m (10'6") x 2.40m (7'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.10m (10'2") x 2.90m (9'6")

WC	1.30m (4'3") x 1.10m (3'7")
Shower Room	3.00m (9'10") x 1.40m (4'7")

Gross internal floor area (m²): 86m²
EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. Other soft furnishings and electrical items are by separate negotiation.

