



Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.60m (11'10")	Shower Room	3.40m (11'2") x 1.70m (5'7")
Kitchen	3.90m (12'10") x 3.20m (10'6")		
Bedroom 1	3.70m (12'2") x 3.60m (11'10")	Gross internal floor area (m ²): 64m ²	
Bedroom 2	3.60m (11'10") x 3.40m (11'2")	EPC Rating: F	