



Approximate Dimensions

(Taken from the widest point)

Lounge	4.66m (15'4") x 3.97m (13')
Kitchen	3.54m (11'7") x 1.82m (6')
Bedroom	3.66m (12') x 3.46m (11'4")
Shower Room	2.52m (8'3") x 2.04m (6'8")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>

EPC Rating: D