

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	1.80m (5'11") x 1.60m (5'3")
Kitchen	5.30m (17'5") x 4.40m (14'5")
Lounge	5.30m (17'5") x 3.70m (12'2")
Sun Room	5.70m (18'8") x 4.00m (13'1")
Shower Room	3.30m (10'10") x 2.10m (6'11")
Utility	2.50m (8'2") x 2.20m (7'3")
WC	2.20m (7'3") x 1.20m (3'11")

Bathroom	2.80m (9'2") x 1.90m (6'3")
Bedroom 1	4.50m (14'9") x 3.80m (12'6")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
Bedroom 3	4.00m (13'1") x 3.90m (12'10")

Gross internal floor area (m²): 160m²

EPC Rating: G

Buyer's Premium Value: £4230.00

