



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.60m (11'10")
Kitchen	4.50m (14'9") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Box Room	2.10m (6'11") x 1.50m (4'11")
Shower Room	2.80m (9'2") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, window dressings and light fittings.

# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

