

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.40m (21') x 3.50m (11'6")
Reception/Bed 5	4.10m (13'5") x 2.70m (8'10")
Kitchen	4.20m (13'9") x 2.80m (9'2")
Dining Room	2.80m (9'2") x 2.60m (8'6")
Shower Room	2.50m (8'2") x 1.70m (5'7")
Bedroom 1	4.70m (15'5") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 2.60m (8'6")

Bathroom	3.20m (10'6") x 2.57m (8'5")
Bedroom 3	4.40m (14'5") x 3.50m (11'6")
Bedroom 4	4.10m (13'5") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 170m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

