



Approximate Dimensions

(Taken from the widest point)

Lounge	4.24m (13'11") x 4.04m (13'3")	Gross internal floor area (m <sup>2</sup> ): 49m <sup>2</sup> EPC Rating: C
Kitchen	3.22m (10'7") x 3.00m (9'10")	
Bedroom	4.24m (13'11") x 2.98m (9'9")	
Shower Room	2.03m (6'8") x 1.45m (4'9")	