

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 3.60m (11'10")
Kitchen	3.55m (11'8") x 3.15m (10'4")
Utility	2.45m (8') x 2.45m (8')
Bathroom	2.40m (7'10") x 2.15m (7'1")
Bedroom 1	3.55m (11'8") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")

Bedroom 3	2.50m (8'2") x 2.15m (7'1")
Attic	4.30m (14'1") x 3.80m (12'5")
Annexe	5.60m (18'4") x 4.95m (16'3")
Garage	5.20m (17'1") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C

Buyer's Premium Value: £4800.00

