

45 Hinkar Way

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.89m (22'7") x 3.98m (13'1")
Kitchen	2.99m (9'10") x 2.87m (9'5")
Bedroom 1	3.50m (11'6") x 3.07m (10'1")
Bedroom 2	3.49m (11'5") x 2.96m (9'9")
Bedroom 3	2.96m (9'9") x 2.30m (7'7")
Bathroom	2.27m (7'5") x 1.76m (5'9")

Gross internal floor area (m²): 92m² | EPC Rating: D

Extras (Included in the sale): Mirror above the staircase, garden shed, garden storage box and all fixtures and fittings, including; blinds, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

