

Approximate Dimensions (Taken from the widest point)

GROUND FLOOR			En-suite	2.60m (8'6") x 1.50m (4'11")
Lounge	5.90m (19'4") x 4.20m (13'9")		Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Kitchen/Diner	5.90m (19'4") x 3.40m (11'2")		Bathroom	3.40m (11'2") x 2.10m (6'11")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")		Utility	3.60m (11'10") x 2.10m (6'11")

FIRST FLOOR				
Sitting Room	6.10m (20') x 5.90m (19'4")		Shower Room	4.00m (13'1") x 3.00m (9'10")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")			
Bedroom 4	4.00m (13'1") x 2.40m (7'10")			
Bedroom 5/Office	2.50m (8'2") x 2.10m (6'11")			
			Gross internal floor area (m²): 220m²	
			EPC Rating: C	

