

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Lounge	6.60m (21'8") x 2.80m (9'2")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	4.60m (15'1") x 3.10m (10'2")

## First Floor

Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 1.90m (6'3")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: E

