

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 3.10m (10'2")  
Kitchen/Diner 4.70m (15'5") x 3.10m (10'2")  
Bedroom 1 3.10m (10'2") x 3.00m (9'10")

Bedroom 2 3.60m (11'10") x 2.80m (9'2")  
Shower Room 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: C

