

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.80m (15'9") x 3.60m (11'10")  
Kitchen 4.70m (15'5") x 3.60m (11'10")  
Utility 1.40m (4'7") x 1.40m (4'7")  
WC 1.80m (5'11") x 1.40m (4'7")

Dining Room / Bedroom 3 3.50m (11'6") x 2.50m (8'2")  
Bathroom 3.40m (11'2") x 2.40m (7'10")  
Bedroom 1 4.60m (15'1") x 3.60m (11'10")  
Bedroom 2 4.60m (15'1") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>  
EPC Rating: G

