

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	5.50m (18'1") x 3.80m (12'6")
Utility	3.60m (11'10") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bathroom	4.20m (13'9") x 1.90m (6'3")
Sitting Room	4.20m (13'9") x 3.50m (11'6")
Shower Room	3.10m (10'2") x 2.40m (7'11")

Bedroom 2	4.60m (15'1") x 3.70m (12'2")
Bedroom 3	5.90m (19'4") x 4.10m (13'5")
Study	4.60m (15'1") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 164m<sup>2</sup>

EPC Rating: B

Extras: All fitted floor coverings, blinds, most curtains, and light fittings are included in the sale, other soft furnishings and electrical items are by separate negotiation.

