

SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.49m (14'9") x 3.23m (10'7")
Kitchen	4.41m (14'6") x 4.05m (13'3")
Utility	2.55m (8'4") x 2.15m (7'1")
Sun Room	3.14m (10'4") x 1.69m (5'7")
Bedroom 1	3.52m (11'7") x 3.23m (10'7")
Bedroom 2	3.52m (11'7") x 3.08m (10'1")
Bedroom 3	2.41m (7'11") x 1.47m (4'10")
Bedroom 4	4.35m (14'3") x 2.35m (7'9")
Shower Room	2.22m (7'3") x 1.46m (4'9")

Gross internal floor area (m²): 89m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

