



Approximate Dimensions
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.70m (12'2")	Shower Room	1.85m (6'1") x 1.80m (5'11")
Kitchen	3.10m (10'2") x 2.90m (9'6")	Gross internal floor area (m ²): 71m ²	
Bedroom 1	4.15m (13'7") x 3.10m (10'2")	EPC Rating: D	
Bedroom 2	4.20m (13'9") x 3.40m (11'2")		