



Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.60m (24'11") x 3.96m (13')
Lounge	4.75m (15'7") x 3.80m (12'6")
Study	2.90m (9'6") x 2.25m (7'4")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
En-suite	2.00m (6'7") x 1.30m (4'3")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")

Bedroom 4	2.85m (9'4") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 121m²

EPC Rating: C

Buyer's Premium Value: £3300