



Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 4.17m (13'8")	En-suite	2.88m (9'6") x 1.37m (4'6")
Kitchen	2.79m (9'2") x 2.67m (8'9")		
Bedroom 1	4.72m (15'6") x 3.28m (10'9")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>	
Bedroom 2	3.09m (10'2") x 2.46m (8'1")	EPC Rating: B	
Bathroom	2.67m (8'9") x 1.68m (5'6")		