



Approximate Dimensions
 (Taken from the widest point)

Lounge	4.94m (16'2") x 3.51m (11'6")	Bathroom	2.17m (7'1") x 1.89m (6'2")
Kitchen/Diner	5.62m (18'5") x 3.51m (11'6")	En-suite	2.59m (8'6") x 1.44m (4'9")
Bedroom 1	4.49m (14'9") x 4.16m (13'8")		
Bedroom 2	3.32m (10'11") x 2.96m (9'8")	Gross internal floor area (m ²): 96m ²	
Bedroom 3	3.77m (12'5") x 3.32m (10'11")	EPC Rating: B	