



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Dining Room	3.20m (10'6") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	4.80m (15'9") x 3.70m (12'2")
Bedroom 2	2.40m (7'10") x 1.80m (5'11")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 86m² | EPC Rating: F

Extras (Included in the sale): Freestanding appliances available by separate negotiation.

