

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen/Diner	5.90m (19'4") x 3.50m (11'6")
WC	2.10m (6'11") x 1.00m (3'3")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")

Bathroom

2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Carpets, floor coverings, light fittings, blinds, oven hob and hood, integrated white goods and garden summer house.

