

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.40m (11'2")
Kitchen/Diner	6.40m (21') x 1.20m (3'11")
Sun Room	6.20m (20'4") x 3.70m (12'2")
Shower Room	2.10m (6'11") x 1.70m (5'7")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.60m (8'7")

Bedroom 3	3.90m (12'10") x 2.40m (7'10")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")

Gross internal floor area (m2): 124m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings, other soft furnishings will also remain. Furniture and white goods may be left subject to negotiation

