



Approximate Dimensions

(Taken from the widest point)

Lounge	4.68m (15'4") x 3.86m (12'8")	Shower Room	1.80m (5'11") x 1.79m (5'10")
Kitchen	2.87m (9'5") x 2.20m (7'2")		
Bedroom 1	3.80m (12'6") x 3.10m (10'2")	Gross internal floor area (m ²): 71m ²	
Bedroom 2	3.80m (12'6") x 2.88m (9'6")	EPC Rating: C	
Bedroom 3	3.80m (12'6") x 2.73m (8'11")		