

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.77m (15'8") x 3.66m (12')  
 Kitchen 4.00m (13'2") x 2.35m (7'9")  
 Bathroom 2.38m (7'10") x 1.98m (6'6")

Bedroom 1 4.92m (16'2") x 2.36m (7'9")  
 Bedroom 2 3.66m (12') x 2.18m (7'2")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>  
 EPC Rating: C

