



Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	9.21m (30'3") x 5.88m (19'3")
Lounge	4.45m (14'7") x 4.43m (14'6")
Utility	2.02m (6'7") x 1.66m (5'5")
WC	1.51m (4'11") x 1.41m (4'8")
Bedroom 1	4.45m (14'7") x 3.78m (12'5")
En-suite	2.67m (8'9") x 1.67m (5'6")
Bedroom 2	3.56m (11'8") x 3.12m (10'5")
Bedroom 3	3.60m (11'10") x 3.42m (11'5")

Bedroom 4	3.60m (11'10") x 2.36m (7'9")
Bathroom	2.60m (8'6") x 2.05m (6'9")

Gross internal floor area (m²): 145m²

EPC Rating: B

Extras (Included in the sale): All flooring, most wardrobes, blinds, curtains & light fittings plus garden table & 4 chairs.