



Approximate Dimensions

(Taken from the widest point)

| | | | |
|-------------|--------------------------------|--|------------------------------|
| Lounge | 4.85m (15'11") x 4.00m (13'1") | Bedroom 3 | 3.50m (11'6") x 2.30m (7'7") |
| Dining Room | 2.70m (8'10") x 2.40m (7'10") | Bathroom | 2.00m (6'7") x 1.90m (6'3") |
| Kitchen | 3.30m (10'10") x 2.45m (8') | Gross internal floor area (m ²): | 81m ² |
| WC | 1.70m (5'7") x 1.48m (4'10") | EPC Rating: | C |
| Bedroom 1 | 4.40m (14'5") x 2.60m (8'6") | | |
| Bedroom 2 | 3.00m (9'10") x 2.80m (9'2") | | |