



Approximate Dimensions (Taken from the widest point)

Lounge	4.53m (14'10") x 3.06m (10')
Kitchen	3.63m (11'11") x 3.38m (11'1")
Sun Room	2.47m (8'1") x 2.27m (7'5")
Bedroom 1	4.46m (14'8") x 3.11m (10'2")
Bedroom 2	3.77m (12'4") x 2.55m (8'4")
Bathroom	2.08m (6'10") x 1.87m (6'2")

Gross internal floor area (m²): 72m² | EPC Rating: D

Extras (Included in the sale): Garden shed, blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.