

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.19m (13'9") x 3.96m (13')	Gross internal floor area (m ²): 62m ²
Kitchen/Diner	4.19m (13'9") x 3.11m (10'2")	
Bedroom 1	3.62m (11'11") x 2.51m (8'3")	EPC Rating: C
Bedroom 2	3.19m (10'6") x 2.50m (8'2")	
Bedroom 3	2.30m (7'7") x 1.63m (5'4")	Extras (included in the sale): Floor coverings, light fittings, blinds and window dressings.
Shower Room	2.32m (7'7") x 1.32m (4'4")	

