



Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 4.29m (14'1")	En-suite	3.82m (12'6") x 1.95m (6'5")
Kitchen	4.76m (15'7") x 3.62m (11'11")	Bathroom	2.53m (8'4") x 1.90m (6'3")
Sun Room	5.71m (18'9") x 3.88m (12'9")	Gross internal floor area (m <sup>2</sup> ):	117m <sup>2</sup>
Bedroom 1	4.58m (15') x 3.57m (11'9")	EPC Rating:	D
Bedroom 2	3.57m (11'9") x 3.34m (10'11")		