

Approximate Dimensions (Taken from the widest point)

Lounge Area	6.12m (20'1") x 2.50m (8'3")
Kitchen/Diner	3.90m (12'10") x 3.56m (11'8")
Bedroom 1	3.54m (11'7") x 3.29m (10'10")
Bedroom 2	3.96m (13') x 3.64m (11'11")
Bedroom 3	3.96m (13') x 2.24m (7'4")
Bathroom	2.40m (7'10") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>

EPC Rating: C

# 85 Ferniehill Road

