



#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")	Gross internal floor area (m <sup>2</sup> ): 51m <sup>2</sup> EPC Rating: E
Kitchen	3.30m (10'10") x 3.10m (10'2")	
Bedroom	3.60m (11'10") x 2.70m (8'10")	
Bathroom	2.10m (6'11") x 1.50m (4'11")	