

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.30m (7'6") x 1.80m (5'11")
Bedroom 1	4.20m (13'10") x 3.60m (11'10")

Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: C

Extras: Floor coverings, light fittings, and window dressings.

