



### Approximate Dimensions

(Taken from the widest point)

Lounge	5.90m (19'4") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 2.50m (8'3")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: E