



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

En-suite	2.10m (6'11") x 1.60m (5'3")
WC	2.10m (6'11") x 1.10m (3'7")
Garage	5.10m (16'9") x 2.40m (7'10")

Gross internal floor area (m²): 75m²

EPC Rating: C