



Approximate Dimensions  
(Taken from the widest point)

Lounge                    4.00m (13'1") x 3.60m (11'10")  
 Kitchen                   3.60m (11'10") x 3.60m (11'10")  
 Bedroom 1                3.90m (12'10") x 3.70m (12'2")

Bedroom 2                3.90m (12'10") x 3.01m (9'10")  
 Bedroom 3                3.80m (12'6") x 2.00m (6'7")  
 Shower Room             3.20m (10'6") x 1.70m (5'7")

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