



#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.32m (14'2") x 4.02m (13'2")
Kitchen	3.89m (12'9") x 3.26m (10'8")
Bedroom 1	3.80m (12'6") x 3.04m (10')
Bedroom 2	3.80m (12'6") x 3.12m (10'3")
Bathroom	2.34m (7'8") x 1.98m (6'6")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C