



Approximate Dimensions  
(Taken from the widest point)

**Ground Floor**

Kitchen/Diner	4.70m (15'5") x 3.88m (12'9")
Lounge	4.59m (15'1") x 3.61m (11'10")
WC	2.05m (6'9") x 1.09m (3'7")

**First Floor**

Bedroom 1	3.62m (11'11") x 3.11m (10'2")
Bedroom 2	3.30m (10'10") x 2.43m (8')
Bedroom 3	2.40m (7'10") x 2.19m (7'2")
Bathroom	2.43m (8') x 2.03m (6'8")
En-suite	2.36m (7'9") x 1.69m (5'7")

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

EPC Rating: C

# 1 Fisher Road

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