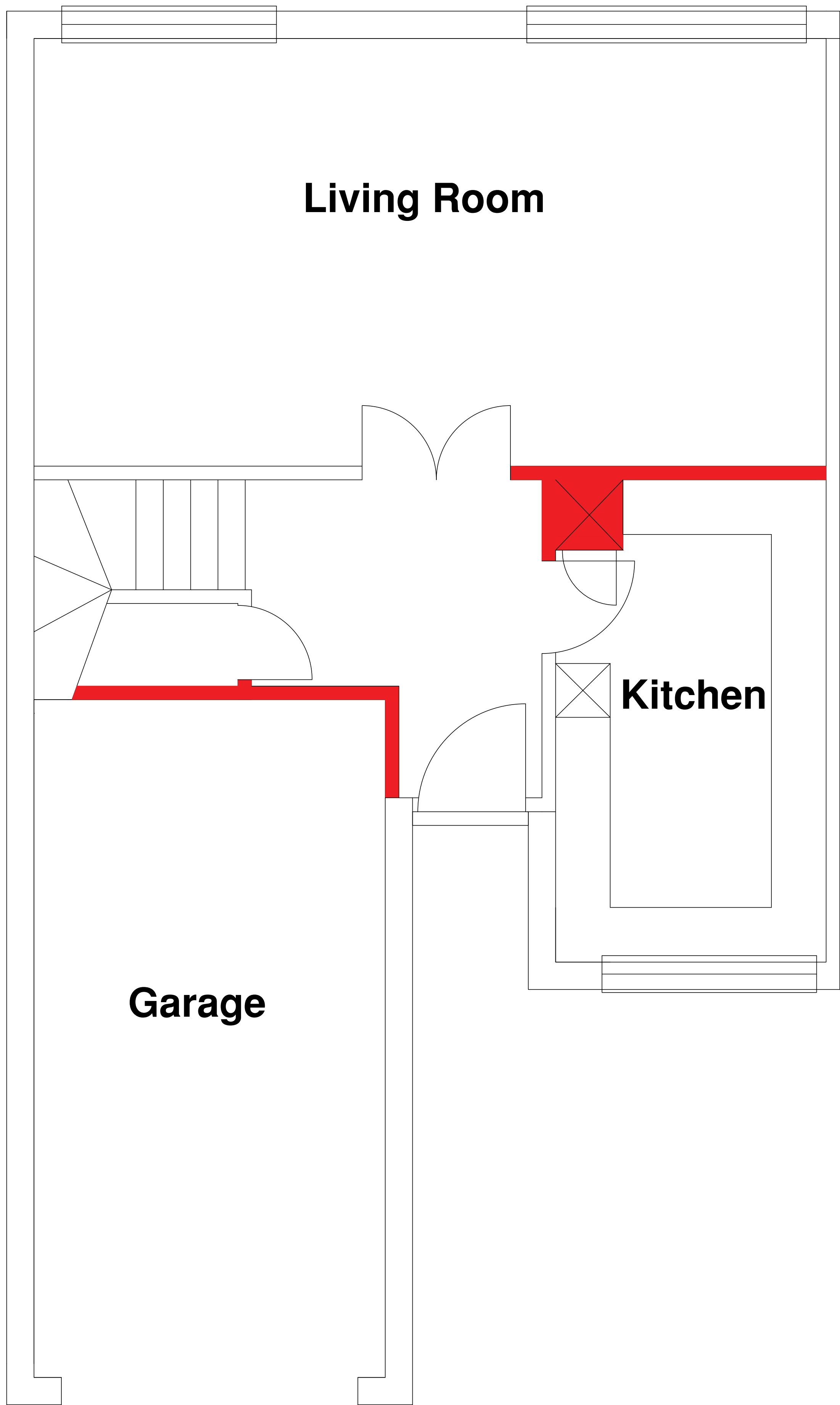


EXISTING/SITE CLEARANCE - DWG 1 of 2

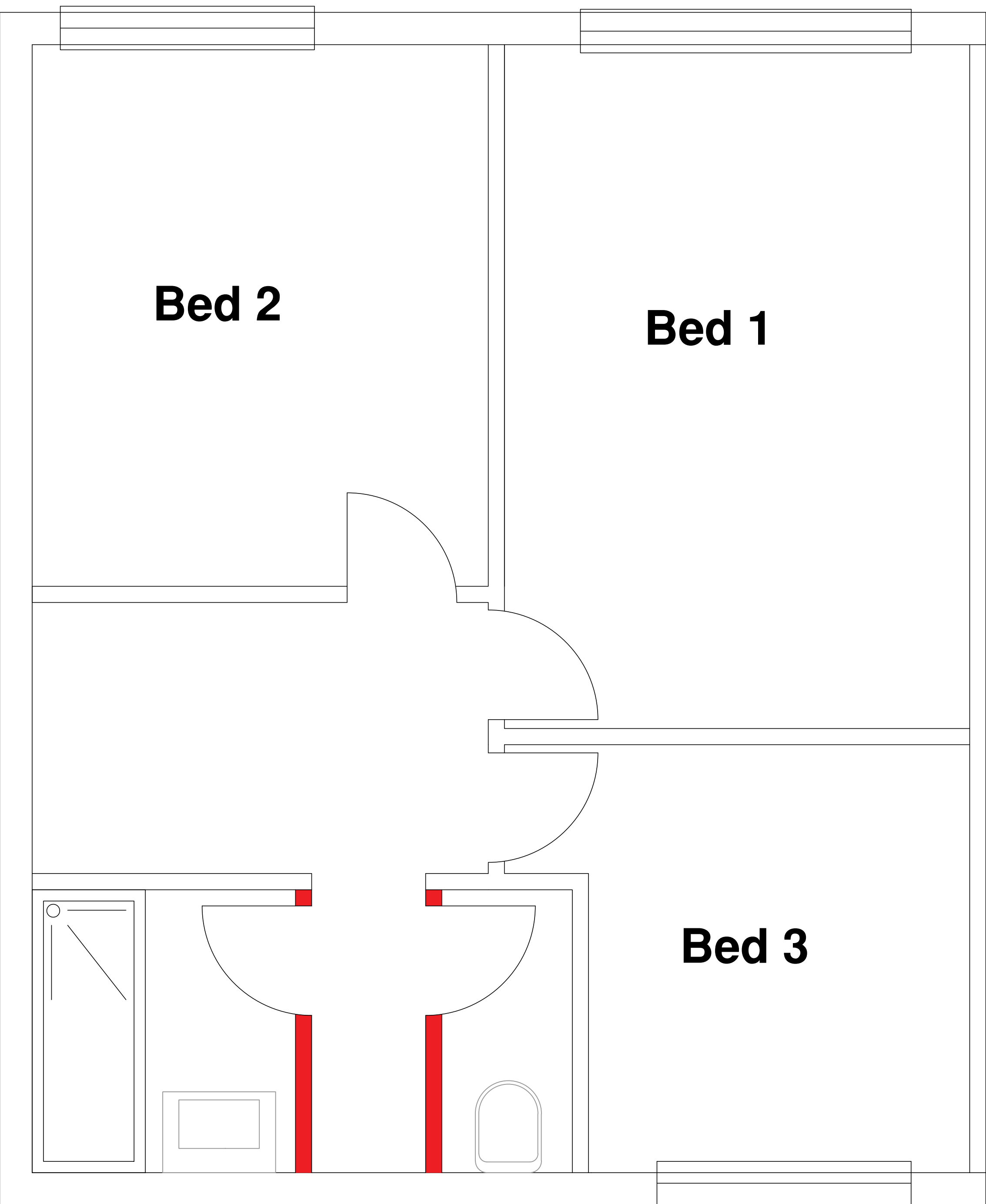
The removal of partition walls below has already been agreed (to produce a quote please follow dwg 2 of 2)
IN RED

GROUND FLOOR
Total sqm 45



Kitchen	3.54m X 1.23m
Living Room	5.64m X 3.13m
Hallway	3.45m X 1.05m
Garage	4.96m X 2.57m
Cupboard under the stairs	0.72m X 1.49m

FIRST FLOOR
Total sqm 41



Bed 1	4.23m X 2.88m
Bed 2	3.35m X 2.82m
Bed 3	6.62 sq.m
Bathroom	1.9m X 2.95m

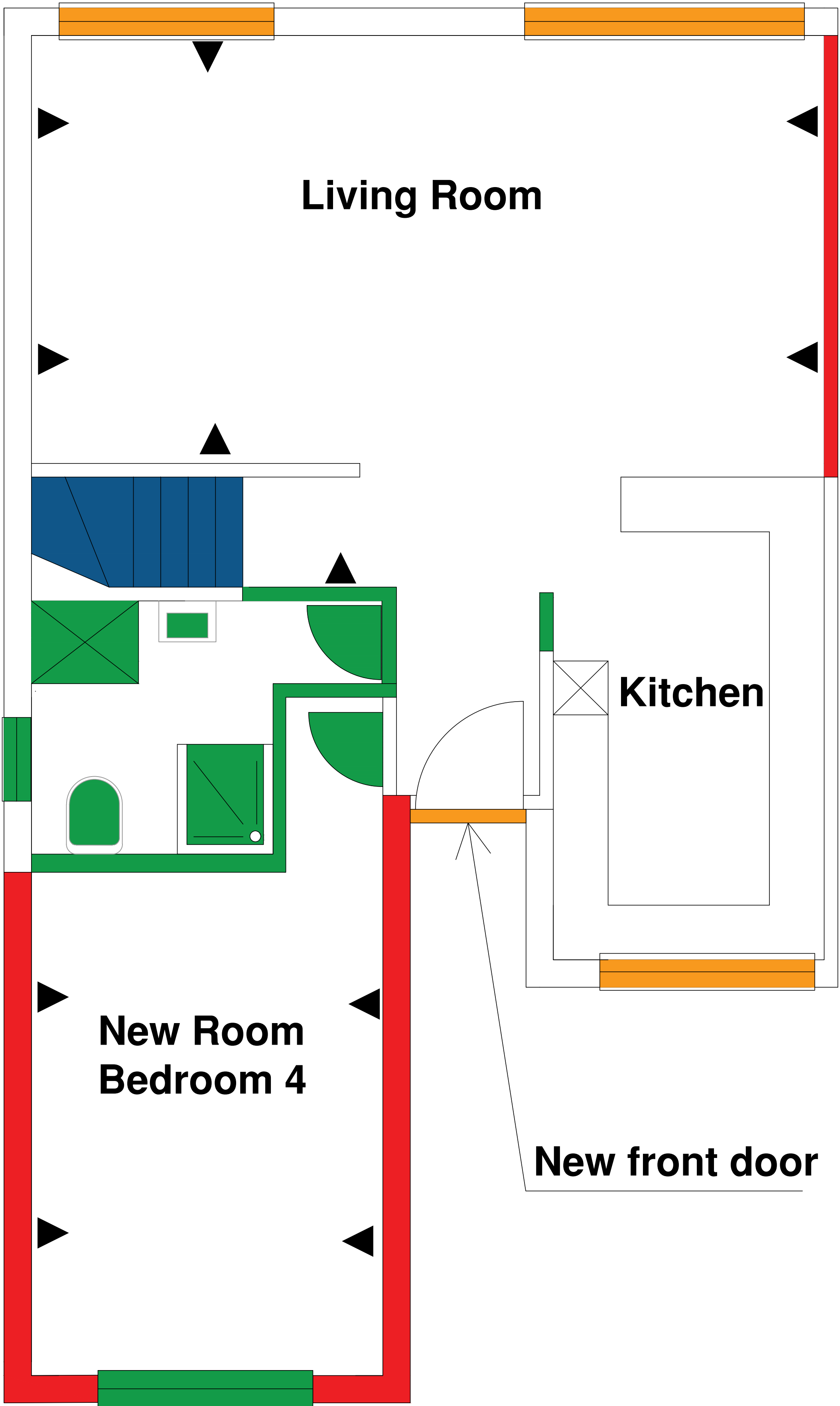
REFURBISHMENT OF A SEMI-DETACHED HOUSE: 3BEDS to 4 BEDS
CT2 CANTERBURY
1/5/2023
Clients:
Lucy & Ettore 07933135166 or 07759373010
please submit your quotes at info@edmestates.co.uk

PROPOSED LAYOUT
DWG 2 of 2

KEYS
In green: new elements (partition walls, windows, bathroom etc.)
In orange: REPLACE elements (front door, windows etc.)
In blue: REFURBISH (internal doors/stairs etc.)
In red: new acoustic insulation panels

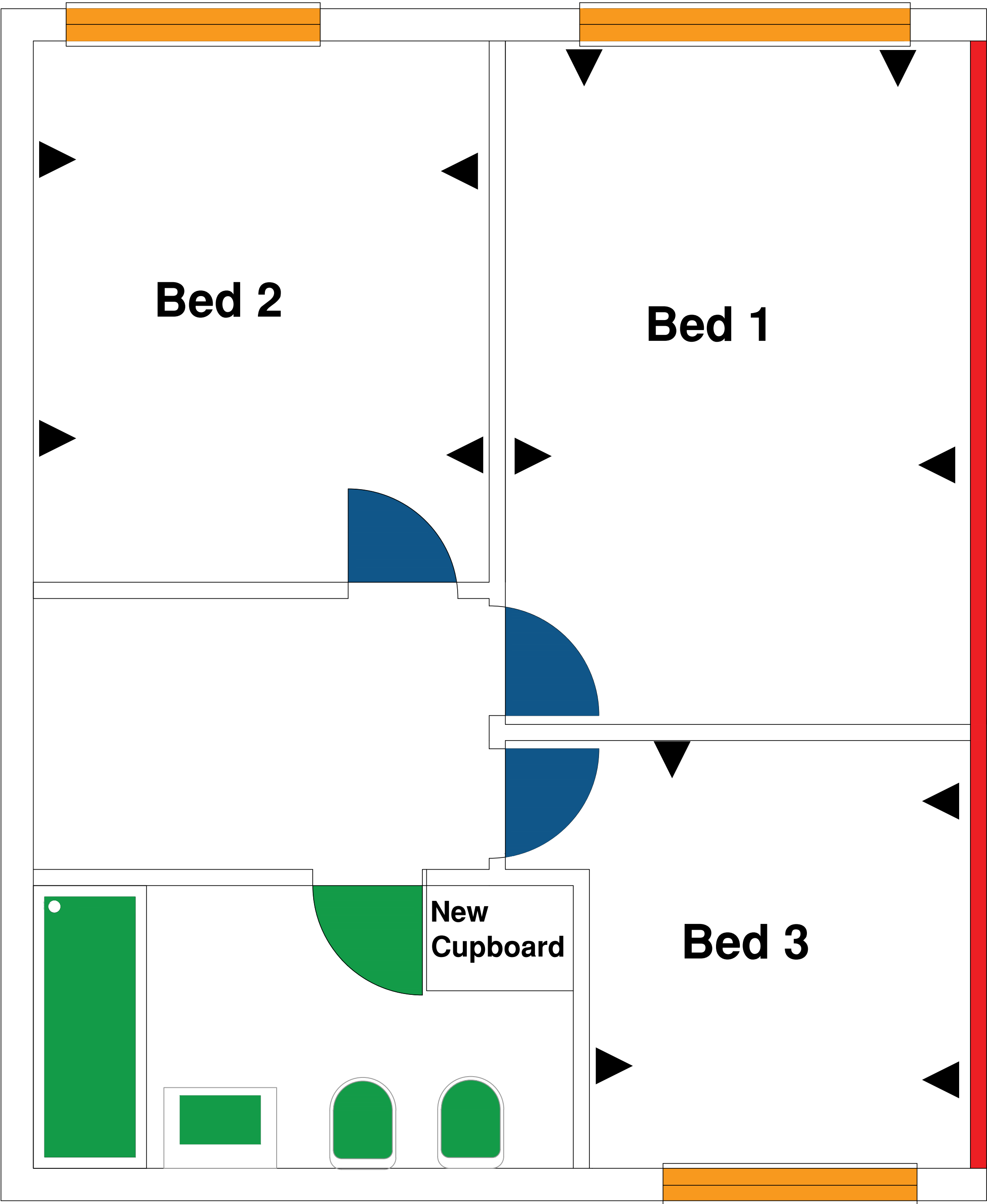
- New electric sockets: double power outlets (no.4 in each bedroom, no.1 under stairs, no.6 in the living room, no.3 in the kitchen). In each bathroom one shave socket.

GROUND FLOOR
Total sqm 45



Dimensions:
Kitchen same
Living Room same
New bedroom 4 10.26sq.m
New bathroom 4.27sq.m

FIRST FLOOR
Total sqm 41



Dimensions:
Bed 1 same
Bed 2 same
Bed 3 same
Bathroom same

no. two separated quotes for all works are needed:

- QUOTE 1/2 (from 1 to 5):
- 1) New ceilings throughout around 85sq.m
 - 2) Plastering/painting of walls throughout
 - 3) New laminate floor throughout, around 85 sqm
 - 4) Electric REWIRING throughout: ref. to KEYS
 - 5) New light fittings throughout all ceilings

- QUOTE 2/2 (from 6 to 15):
- 6) Total refurbishment of bathroom upstairs
 - 7) New bathroom downstairs with a new small window
 - 8) Painting of existing internal doors
 - 9) Garage to be converted into a new room with a window instead of the garage door which needs to be removed.
 - 10) New bedroom 4 to be acoustically insulated.
 - 11) New acoustic insulation of walls in bedroom 1/ bedroom 3 /living room and all bedroom 4 IN RED

- Raise EPC: target from D to B or C
- 12) New cavity wall insulation throughout
 - 13) New roof insulation (with spray foam or other equivalent materials)
 - 14) Replace windows throughout with new double glazing
 - 15) Replace french doors in Living room to garden

Notes:
Living room + kitchen to be open plan

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