



23a Sandy Plot

DenisonS

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Burton, BH23 7NH

Offers In Excess Off £180,000

DENISONS are pleased to offer this **TWO BEDROOM** first floor flat which has been **RE-FURBISHED TO A VERY HIGH STANDARD** by the current vendor, the accommodation comprises of a spacious open plan kitchen/living room, two bedrooms one being a good double, separate wc and a spacious modern shower room. The property also benefits from having a separate utility room, a **PRIVATE REAR GARDEN** and outside storage. Viewing is recommended to fully appreciate the standard of accommodation on offer. **NO PETS ALLOWED**



Hall

Kitchen/Lounge/Diner 14' 6" x 8' 5" (4.42m x 2.56m)

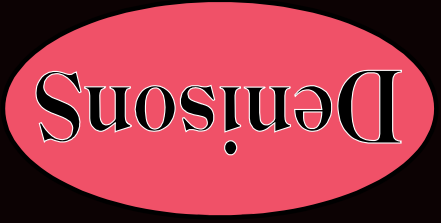
Utility Room

WC

Bedroom One 10' 3" x 8' 1" (3.12m x 2.46m)

Bedroom Two 12' 2" x 5' 0" (3.71m x 1.52m)





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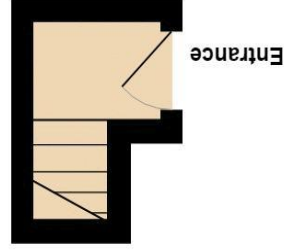
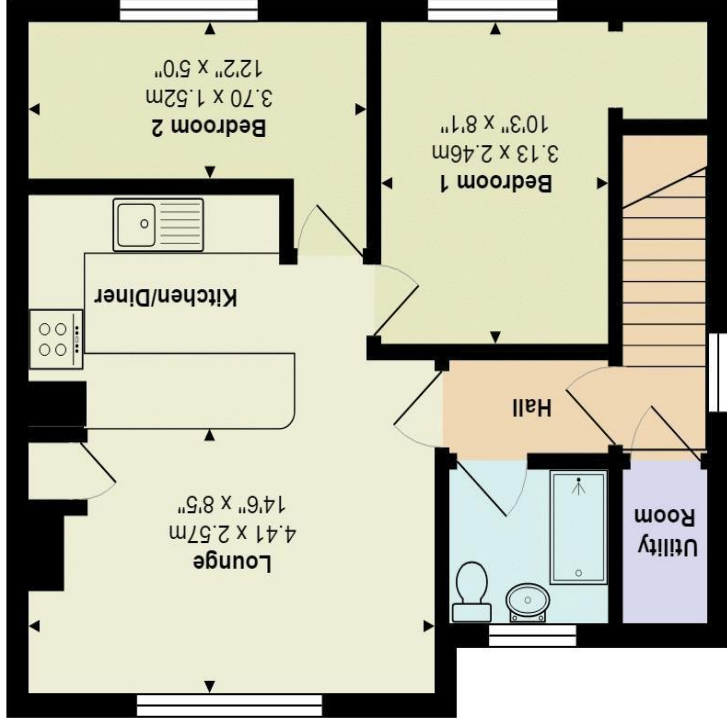
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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
69 C	76 C



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