



12 Carlsden Close, Dover, CT17 0SD Offers in excess of £275,000

Nestled in the charming area of Carlsden Close, Dover, this semi-detached house presents three well-proportioned bedrooms, a bathroom, kitchen and lounge/diner.

Situated in the peaceful Carlsden Close, this residence is surrounded by excellent schools, including River Primary School, as well as local amenities such as shops and beautiful countryside walks. Families will appreciate the excellent transport links, with Dover and Kearsney train stations nearby, along with bus routes and easy access to the A2 and A20. This delightful home perfectly balances contemporary living and comfort, making it an ideal choice for families and professionals alike.

Whether you are looking to settle down or invest in a promising property, this semi-detached house in Carlsden Close is certainly worth considering. Do not miss the chance to view this property.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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