



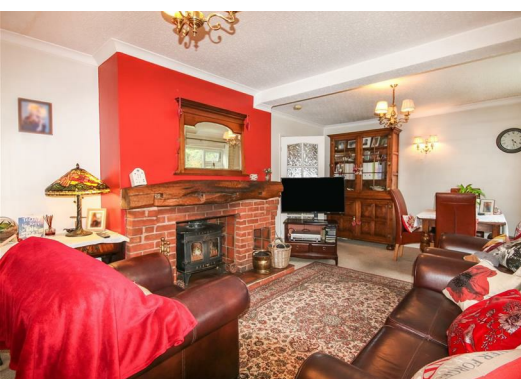
10 Cavendish Close, Ashbourne, DE6 5LB Offers in excess of £340,000

Goodmove are delighted to present this three/four bedroom detached house to the market.

Accommodation briefly comprises a welcoming entrance hall, spacious lounge which leads to a conservatory, kitchen, study/bedroom and a shower room. Stairs then lead to the first floor, which offers three double bedrooms and a house bathroom. Outside, there is a pleasant rear garden and a garage.

Set within the quiet village of Doveridge. The village is a much sought after location and offers a school, shops/post office, pub/restaurant and village hall, there is also easy access to the market towns of Ashbourne and Uttoxeter where there are a wider range of amenities available including sports and leisure facilities. The A50 is in close proximity having connections to the M1 and M6 and Derby, Stoke and Stafford are within commuting distance, Uttoxeter also benefiting from a local railway station and the famous Uttoxeter Racecourse.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



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.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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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