



25, Carden Crescent, Patcham, BN1 8TQ

Spencer
& Leigh

25, Carden Crescent,
Patcham, BN1 8TQ

£1,895 PCM -

- Extended semi-detached family home
- Three first floor bedrooms
- Lounge and separate dining room
- Small conservatory overlooking the garden
- Modern fitted kitchen
- Private off road parking
- Lawned garden with patio
- Gas fired central heating & double glazed windows
- Available mid October, unfurnished
- Exclusive to Spencer & Leigh

A well presented three bedroom family home which is available from mid October for a long term tenancy. The property features a pleasant lounge, separate dining room and conservatory which overlooks the rear garden. The kitchen is equipped with modern fitted units and a stainless steel oven, hob and extractor hood. The first floor comprises the family bathroom and three bedrooms, the master benefiting from a large walk-in wardrobe with rails ready for your clothes. Outside the property has blocked paved private parking and a lawned rear garden with paving and a decked patio. Other points worthy of a mention include double glazing and gas fired central heating. Popular schools and amenities within Patcham can be easily accessed nearby. Exclusive to Spencer & Leigh, viewing highly recommended. COUNCIL TAX - BAND C.



Carden Crescent is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hall

Lounge
15'5" x 9'6"

Dining room
13'5" x 11'6"

Kitchen
10'5" x 9'4"

Conservatory
8'7" x 6'5"

Bedroom one
11'3" x 9'6"

Bedroom two
10'5" x 10'0"

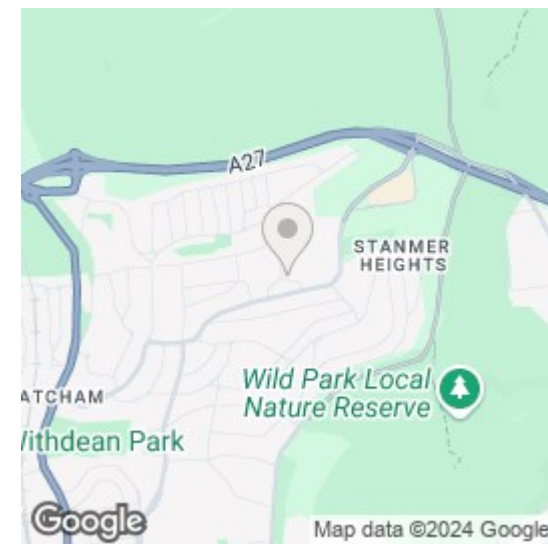
Bedroom three
10'5" x 10'0"

Bathroom

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

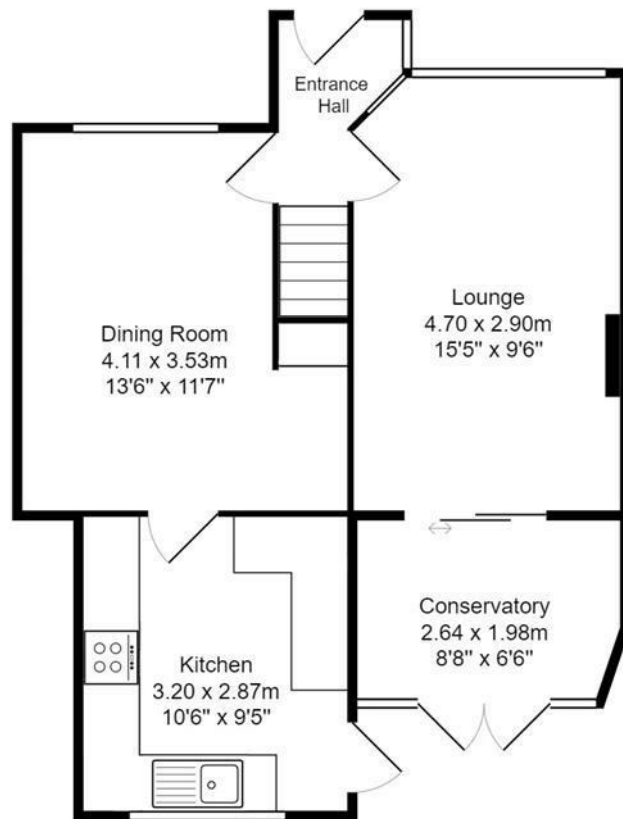


Council:-
Council Tax Band:- C

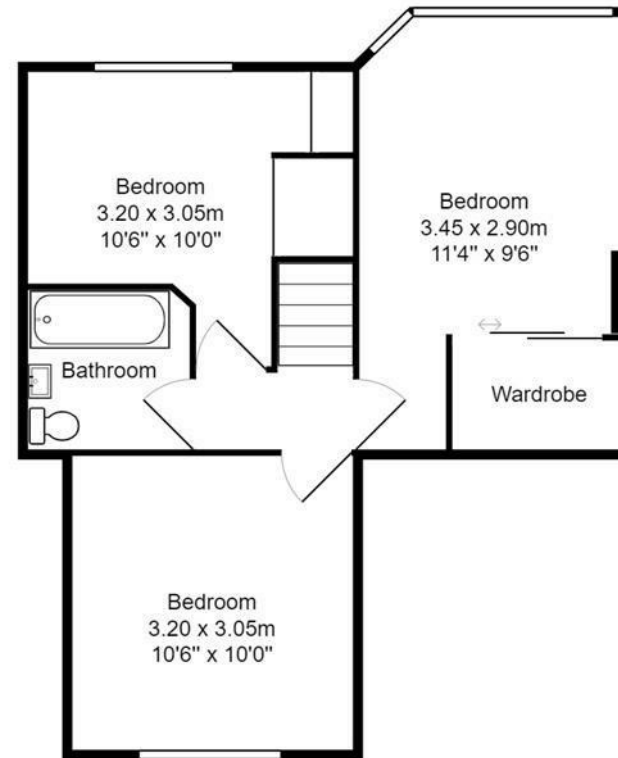
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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& Leigh**



Ground Floor
 Area: 45.1 m² ... 485 ft²



First Floor
 Area: 38.2 m² ... 411 ft²

Total Area: 83.3 m² ... 897 ft²

All measurements are approximate and for display purposes only.