

wards

Residential

Call 01455 251771
www.wardsresidential.co.uk



31 Paddock Way, Hinckley, LE10 0FJ

£625 Per calendar month

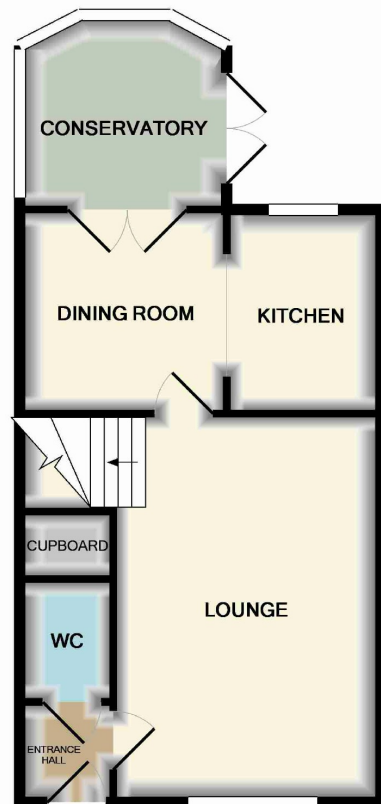
This three bedroomed townhouse is situated on the sought after Waterside Park development and benefits from having easy access to both the A5 and M69. The accommodation comprises of the following: Hall, Cloakroom, Lounge, Dining Room, Conservatory and Kitchen with a range of base and wall units and cooker. First Floor - Master Bedroom with wardrobes and en-suite Shower Room, two further Bedrooms and Bathroom with shower. Outside - Parking space, Front and Rear Gardens. Additionally this property benefits from having both double glazing and gas fired central heating. No Pets. Available immediately.

Unfurnished.

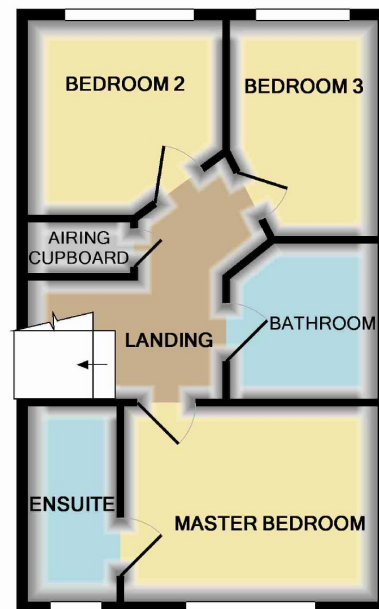
Security Deposit: £725



to view this property please call 01455 251771 or email: info@wardsresidential.co.uk

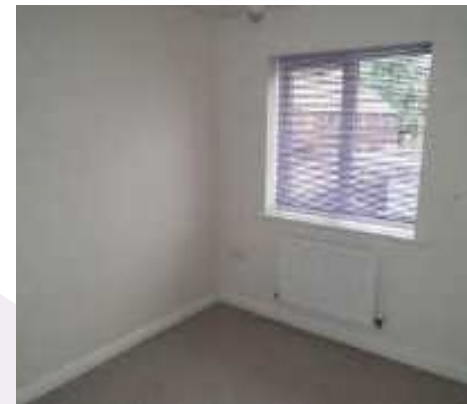


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		77	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
		75	80
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.