

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 45 Paddington Road

, Portsmouth, PO2 0DU

**£1,600**

Arden & Way are pleased to offer to the lettings market this recently renovated three bedroom, terraced property located in Paddington Road, North End. In a sought after and central location, in close proximity to local amenities.

With a forecourt entrance, the ground floor accommodation comprises of a lounge with bay window, a second reception room which would make an ideal office, modern fitted kitchen, dining room and a downstairs W.C. The first floor consists of three bedrooms and a three piece bathroom suite. The rear garden is laid to lawn with a block paved patio.

Well presented throughout and finished to a high standard this property is a must see.

For more information or to arrange a viewing please contact Arden & Way!

#### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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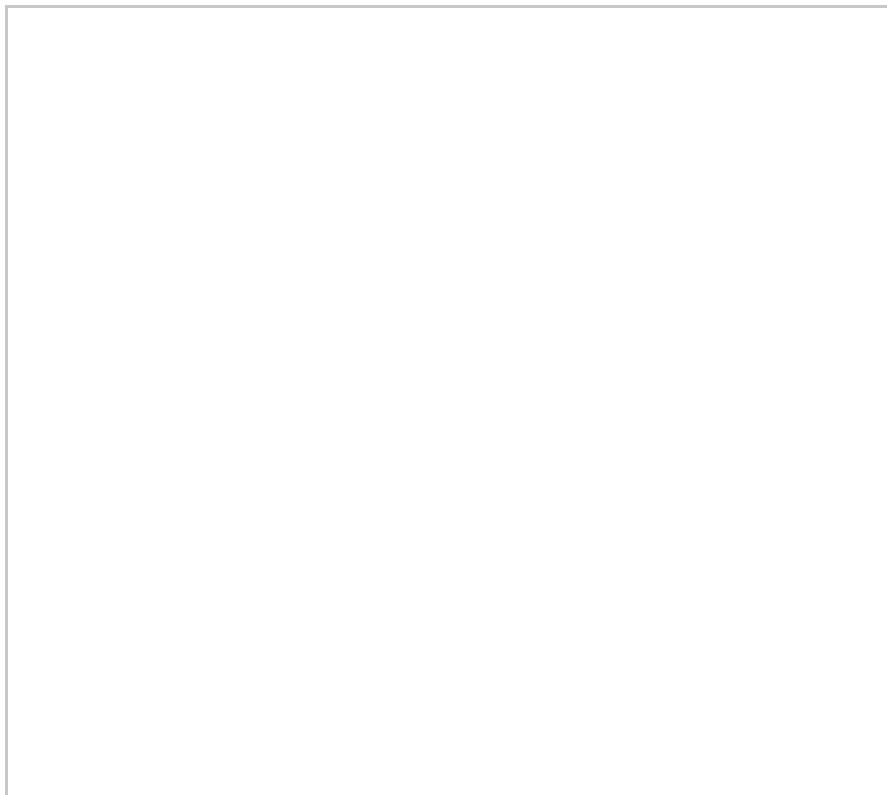
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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