



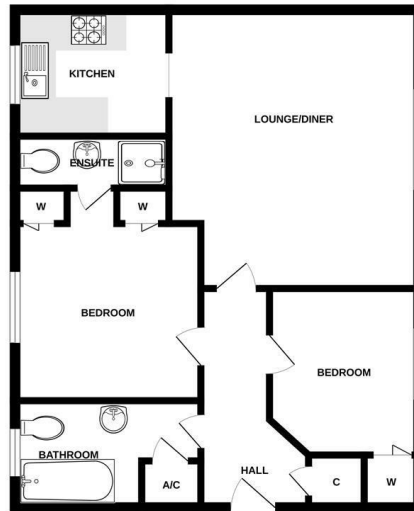
**42 Caddow Road | | Norwich | NR5 9PQ**

## **Guide Price £160,000**

GUIDE PRICE £160,000-£165,000\*\*OFFERED TO INVESTORS ONLY AS THE TENANT WISHES TO STAY\*\* Gilson Bailey are delighted to offer this modern, two bedroom, ground floor apartment situated in the popular Three Score development close by to the University of East Anglia and Norfolk and Norwich University Hospital. Accommodation comprising, secure intercom entry, entrance hall, lounge/diner, kitchen, bathroom and two bedrooms with bedroom one having an en-suite shower room. Outside there is one allocated off road parking space. The apartment benefits from double glazing, gas heating and is in offered with no onward chain. The apartment would make an excellent buy to let investment so be quick to book a viewing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in such to any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and are provided as to their availability at the time of the plan.  
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**Location**

Caddow Road is situated close by to the University of East Anglia Norfolk and Norwich University Hospital along with other amenities that includes schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the A47 southern bypass.

Ultrafast full fibre broadband available.  
Mains water and electric.

**Accommodation Comprises**

Secure intercom entry with front door to:

**Entrance Hall**

Doors to lounge/diner, two bedrooms and bathroom.

**Lounge/Diner 15'5" x 13'10"**

**Kitchen 8'5" x 7'0"**

**Bedroom One 11'1" x 10'4"**

**En-Suite 8'5" x 2'9"**

**Bedroom Two 9'4" x 8'2"**

**Bathroom 10'4" x 5'10"**

**Outside**

One allocated parking space.

**Local Authority**

Norwich City Council, Tax Band B.


**Tenure**

Tenure - Leasehold - Term 125 years from 1 June 2004.  
Please note ground rent is £130 per annum and service/maintenance charges are £945.24 per annum.  
For further information, please contact the office.

**Utilities**

<https://www.gilsonbailey.co.uk>  
01603764444

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.