



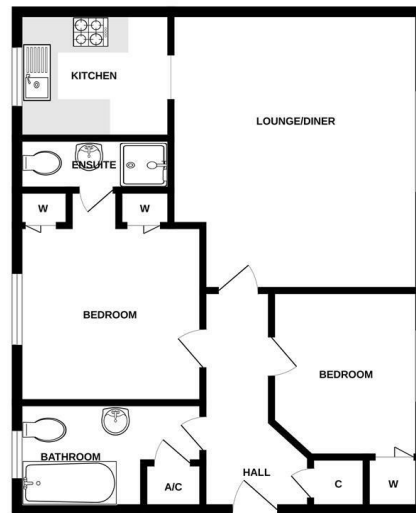
42 Caddow Road | | Norwich | NR5 9PQ

Guide Price £160,000

**** GUIDE PRICE £160,000-£165,000 NO ONWARD CHAIN **** 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 offered with no onward chain. The apartment would make an excellent first time purchase or 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, external walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such to any prospective purchaser. The services, systems and equipment shown here are not guaranteed and no guarantee is given to their availability or efficiency on the date of completion. Made with Metaphor 05024

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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.

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