



Interested in learning more or scheduling a viewing? Click "Email Agent" or "Request Information" on this listing.

To qualify for a viewing, please complete the pre-qualification questionnaire we send you

45 Caddow Road  
Norwich, NR5 9PQ

£1,350 Per Month





**\*\*\*ZERO DEPOSIT AVAILABLE\*\*\* This property is ideal for professionals or professional sharers. The layout boasts a modern kitchen/diner, perfect for entertaining, along with spacious living areas and multiple bedrooms. The downstairs WC and garage offer added convenience, while the enclosed garden provides a tranquil escape. This well-located home is ideal for those seeking a comfortable and stylish living space.**

- Our landlord is ideally looking to rent to professionals or professional sharers



Searching for a stylish and well-equipped home in a convenient location? This well-proportioned property offers a fantastic living space ideal for professionals or professional sharers. Featuring a modern kitchen/diner, spacious living areas, and multiple bedrooms, this home provides everything you need for a comfortable and convenient lifestyle.

Here's a breakdown of the layout:

Ground Floor:

Entrance Hall: Welcoming entrance with space for coats and shoes in the cloakroom cupboard.

Downstairs WC: Convenient for guests.

Kitchen/Diner: Modern fitted kitchen with plenty of storage space, integrated appliances (including a gas hob, electric oven) and patio doors leading to the garden.

First Floor:

Large Living Room: Bright and airy space, perfect for relaxing or entertaining.

Bedroom 2: Good-sized bedroom with built-in wardrobes.

Bedroom 3: Another well-proportioned bedroom with built-in wardrobes.

Family Bathroom: Featuring a bath with a shower over, WC, and basin.

Second Floor:

Master Bedroom: Spacious master bedroom with built-in wardrobes and an en-suite shower room.

Outside:

Driveway and Garage: Off-road parking for one car and a convenient brick-built garage for additional storage.

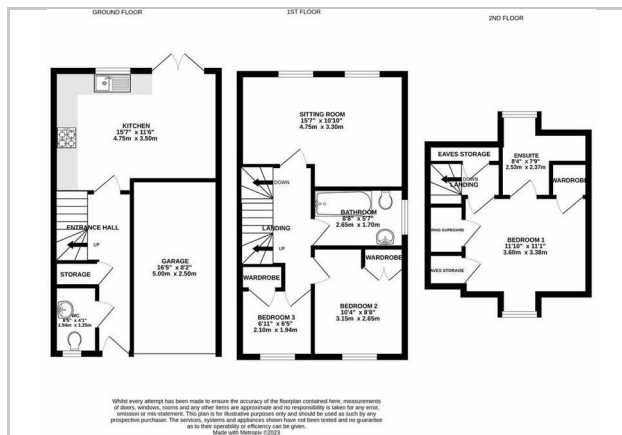
Enclosed Garden: Easy-to-maintain garden with a patio area and lawn, perfect for summer barbecues.

The property is within walking distance of a children's play area and recreational grounds, making it ideal for families.

**AGENT NOTE**

Our landlord is ideally looking to rent to professionals or professional sharers

To secure the property while references are checked, a holding deposit of one weeks rent is required. There are two options for the security deposit: a traditional five weeks' rent cash deposit or a Zero Deposit Guarantee (one week's rent plus admin fee). Contact us for details on the Zero Deposit Guarantee option.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(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 2002/91/EC	

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