



Caddow Road, Norwich, NR5 9PQ

welcome to

Caddow Road, Norwich

A SUPERB THREE BEDROOM EXTENDED & REFURBISHED SEMI-DETACHED HOUSE situated in this sought after location which lies within easy access of the UEA, Research Park and hospital. The property is being sold with the added benefit of NO ONWARD CHAIN! *The property must be viewed to be fully appreciated!*



Entrance Hall**Cloakroom****Lounge**

14' 7" x 10' 5" (4.45m x 3.17m)

Kitchen/ Family Room

24' 3" max. x 15' 11" (7.39m max. x 4.85m)

Bedroom Three

11' x 10' 2" (3.35m x 3.10m)

First Floor Landing**Bedroom One**

11' 4" x 10' 8" (3.45m x 3.25m)

Ensuite**Bedroom Two**

10' 7" x 7' 1" (3.23m x 2.16m)

Family Bathroom**Exterior**

The property has allocated off-road parking, directing off Caddow Road to the right hand side of the property.

There is also a low maintenance, mainly decked garden with side paved area and attached timber store.



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welcome to

Caddow Road, Norwich

- Stunning three bedroom, extended semi-detached house
- Stunning 24 ft open plan kitchen/ family room
- Three bedroom on two floors
- Opposite green space & local park
- Stunning countryside walks on your door step

Tenure: Freehold EPC Rating: C

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141990 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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