



**Caddow Road, Norwich, NR5 9PQ**

**welcome to**

**Caddow Road, Norwich**

ATTENTION INVESTORS William H Brown Norwich are pleased to present to the market this 2 bedroom apartment occupying a position on the ground floor. There is currently a tenant in place paying £685pcm with the renewal date of November 2026.



## Entrance Hall

Storage cupboard.

## Lounge

15' 7" x 13' 10" (4.75m x 4.22m)

Double glazed window to front and side aspect, radiator, carpeted flooring.

## Kitchen

8' 7" x 7' 1" (2.62m x 2.16m)

Double glazed window to rear aspect, wall and base units with work surface, stainless steel sink and drainer, electric oven, gas hob, washing machine plumbing, central heating boiler.

## Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Double glazed window to rear aspect, two fitted wardrobes, radiator, carpeted flooring.

## Ensuite

Shower cubicle, wash hand basin, wc, vinyl flooring.

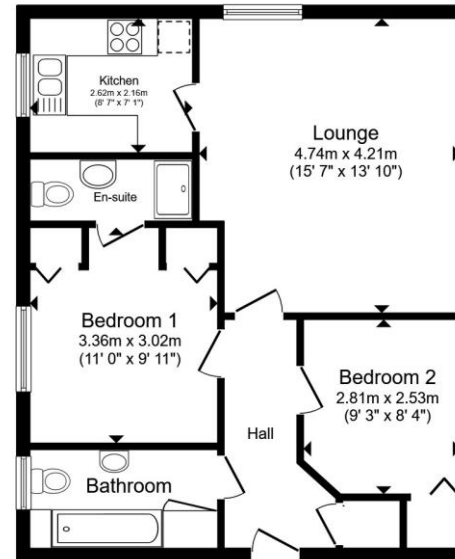
## Bedroom Two

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to front aspect, fitted cupboard, radiator, carpeted flooring.

## Bathroom

Bathtub, wc, wash hand basin, double glazed window to rear aspect, cupboard, radiator.



Total floor area 59.1 m<sup>2</sup> (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Caddow Road, Norwich

- \* ATTENTION INVESTORS\* \*GUIDE PRICE £145,000 - £150,000\*
- Ground floor two bedroom apartment
- Tenant in place paying £685pcm
- Renewal date of November 2026.
- Well sized lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1018.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143602 - 0004

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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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