



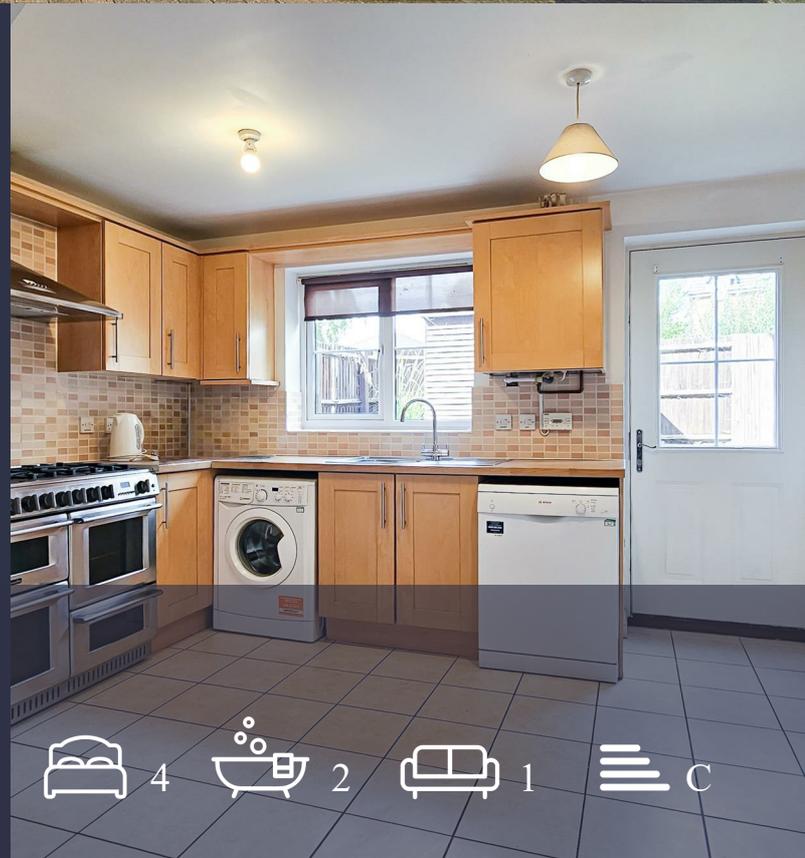
## STUDENT PROPERTY

To arrange a viewing please contact us

via this website  
55 Caddow Road

, Norwich, NR5 9PQ

£1,690 Per Calendar Month



**A fantastic 4-bedroom student house where everyone gets a double room! Featuring an en-suite and new carpets to be installed, this property offers excellent comfort and value in a popular student area. A utility-inclusive package can be added for an additional £26.00 per person per week.**

- Bedrooms: 4 doubles (1 en-suite)      ▪ Monthly Rent: £1,840.00
- Weekly Rent: Approx. £106 pppw      ▪ 12 month agreement (Excluding Utilities)
- Fully furnished and large house      ▪ Close to local amenities & bus routes



This property is the ideal setup for a group of four students who all want a good-sized room. It boasts four double bedrooms, one with a private en-suite, and will have new carpets fitted to ensure a fresh start for your tenancy. Located on Caddow Road, a popular area for students, it has great transport links to UEA and the city. The house includes a comfortable lounge and a well-equipped kitchen. Four double rooms and new carpets make this a very attractive option that won't be on the market for long. For an additional £26.00 per person per week, a utility-inclusive package is available.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>73</b>	
		EU Directive 2002/91/EC	

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