







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

£1,100 Monthly

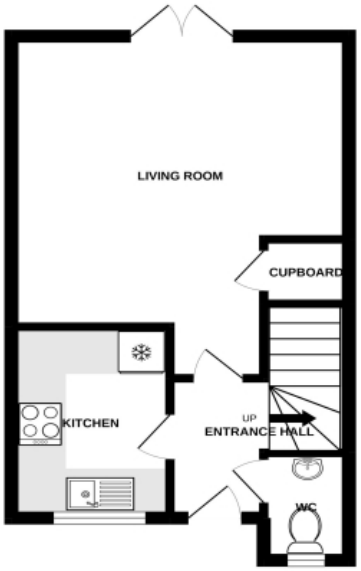
** GILSON BAILEY LETTINGS** are pleased to offer this modern TWO bedroom house set in the popular Three Score area just to the West of Norwich, close to the University of East Anglia, Norfolk & Norwich University Hospital, A11 & A47 and within easy reach of the city centre. The accommodation comprises entrance hall, downstairs cloakroom, living room, kitchen , two double bedrooms both with built in wardrobes, bathroom with shower over the bath, enclosed private garden, off street parking space, double glazing and gas central heating. Council Tax Band B, FURNISHED .

Available From: 14 December 2026

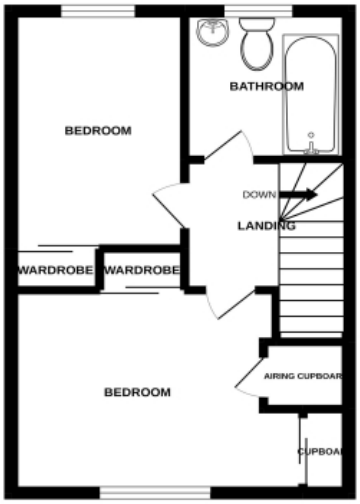
gilsonbailey

34 Prince of Wales Road, Norwich, Norfolk NR1 1LG
01603 764444 | lettings@gilsonbailey.co.uk

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



34 Prince of Wales Road, Norwich, Norfolk NR1 1LG
01603 764444 | lettings@gilsonbailey.co.uk

Bathroom (First Floor)

Modern suite in white comprising bath with shower over, WC and wash basin. Radiator, frosted window.

Bedroom 1 (First Floor)

3.30m (10'10") x 2.80m (9'3")
Double bedroom with views over the green space, two built in wardrobes, radiator.

Bedroom 2 (First Floor)

3.10m (10'3") x 2.30m (7'7")
Second double bedroom, rear aspect window overlooking the garden, built in wardrobe, radiator.

Agent Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Garden

Fully enclosed private rear garden, mainly laid to lawn.

Parking

One allocated off street parking space.

All measurements are approximate.

Agents Notes

Due to high demands, there may be multiple viewings at the same time. We cannot guarantee solo viewing at any one time.

The tenants may still be in residence, so the details and photos are only an indication of the property. There could be some requirement for remedial work before the start of a new tenancy.

There may be furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy. Please contact the office for further details.

Downstairs Cloakroom (Ground Floor)

Suite in white comprising WC and wash basin. Radiator, frosted window.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall. Quality laminate floor, radiator, stairs to first floor.

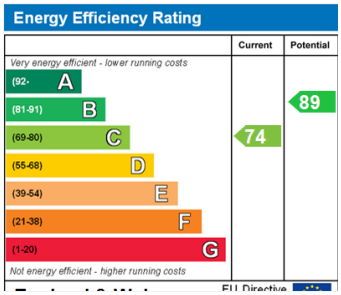
Kitchen (Ground Floor)

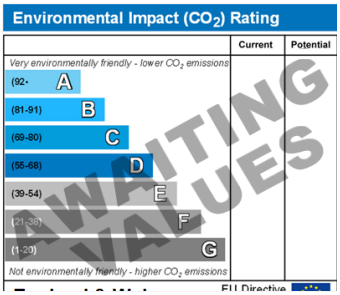
2.70m (8'11") x 2.00m (6'7")
Modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, fridge/freezer and washing machine.

Living Room (Ground Floor)

4.70m (15'6") x 4.30m (14'2")
Large living room with big glazed patio doors to garden, dining area, feature fireplace, built in storage cupboard, TV / BT points, radiator.

Energy ratings





Directions: Leave Norwich via Earlham Road. Turn right onto the old Watton Road towards Three Score. Proceed along Tollgate Way, take the 1st left and at the 2nd roundabout turn right into Bishy Barnabee Way. Take the 1st right into Caddow Road