



Caddow Road | , Norwich, NR5 9PQ

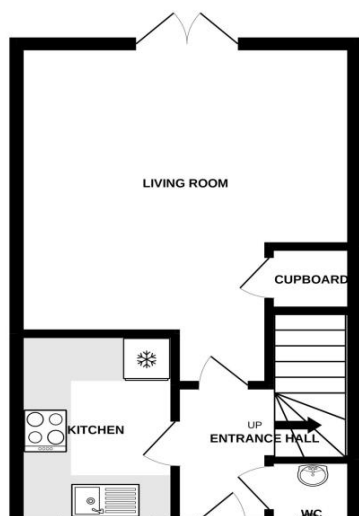
£1,050 pcm

Gilson Bailey Lettings are delighted to offer this well presented 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, PART FURNISHED - items to be confirmed.

Available From: 16 June 2025



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



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 superb 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 are in residence so these details and photos are only an indication of the property and some remedial work may be in progress.

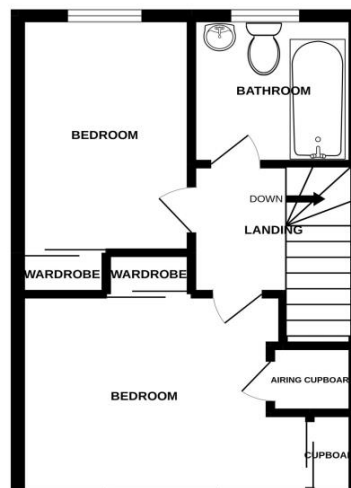
Garden

Fully enclosed private rear garden, mainly laid to lawn.

Parking

One allocated off street parking space.

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



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			
	89		
	74		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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