



£220,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Caddow Road, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Situated close to the UEA and N & N Hospital this modern semi-detached house boasts a private garden and parking for one vehicle off the shared driveway. The property itself presented in a neutral decor throughout with modern kitchen and bathroom, UPVC double glazing and gas central heating. We urge an early viewing to avoid disappointment.

Front entrance door to.
ENTRANCE HALL
With stairs, first floor.

GROUND FLOOR CLOAKROOM

Comprising WC and wash basin with window to the front.

LOUNGE

A well portioned room with dual aspects to the front and side, there is adequate space for sitting room furniture and a large under stairs storage cupboard.

KITCHEN

A selection of maple base drawer and wall mounted units with complimenting splashbacks. There is a gas hob and electric oven, plumbing for dishwasher and plumbing for washing machine as well as space for refrigerator. The kitchen also benefiting from having room for a small breakfast table and having dual aspects to the side and through the french doors giving access to the rear.

Stairs to first floor.

LANDING

With airing cupboard containing the pressurised water cylinder and further storage.

BEDROOM

A good size double bedroom with fitted wardrobe cupboards and views to the rear.

BATHROOM

Suite comprising panel bath, WC and wash basin, all with complementing splashback and surrounds, as well as glass screen door.

BEDROOM

A good size double bedroom with view to the side, with fitted wardrobe cupboards.

OUTSIDE

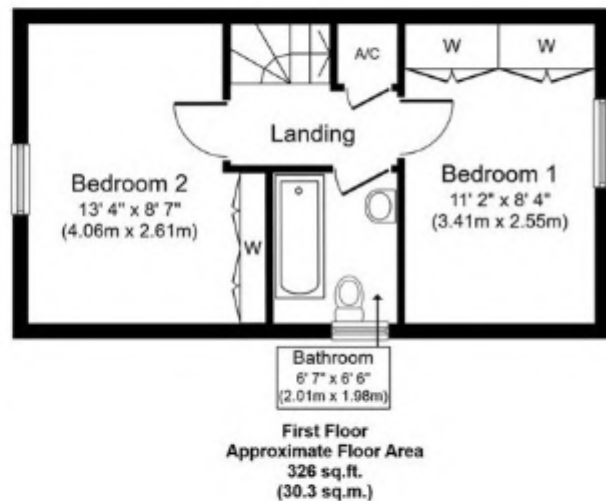
To the front of the property is a lawn garden with parking for one vehicle, a timber gate giving access to the private rear gardens which comprise of lawn with raised deck and borders with flowers and shrubs, all of which enclosed by timber fencing.



EPC Rating:
C

Council Tax:
Band B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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