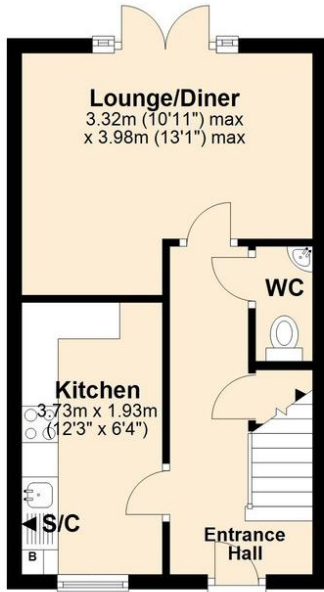


Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



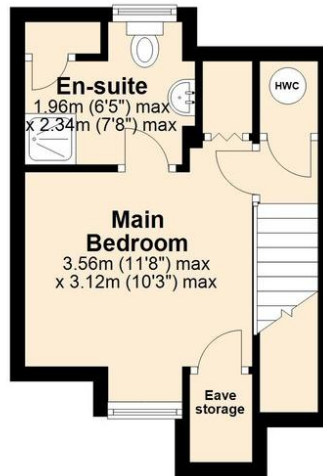
First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

OUTSIDE

To the front is a small lawn with a hedgerow border and a path leads to the front door. The enclosed rear garden measures approx. 30' max. and is mainly laid to lawn with a path leading to a gate to the rear which opens to the off-road parking space and single garage with up and over door.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

From The Score Road, take the exit on to Bishy Barnebee Way then turn right on to Caddow Road. The property can be found directly in front of you on a brickweaved area off the road. For the parking space, go down the shared drive to the left-hand side of the property and turn right in to the space in front of the garage.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

C

Energy Efficiency Rating Current TBC Potential TBC



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www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Spacious semi-detached townhouse in great condition throughout, with 3 bedrooms over 2 floors, all with storage. A modern kitchen and lounge/diner with double doors to the rear garden provide an ideal family living space, plus a single garage and off-road parking add practicality.

Caddow Road

Norwich | Norfolk | NR5 9PQ

£1,100 pcm

Semi-detached townhouse in a popular residential area

3 bedrooms over 2 floors, all with built-in storage

Main bedroom with en-suite shower room

Lounge/diner with double doors to the garden plus a modern kitchen

First floor family bathroom and ground floor WC

Gas central heating and double glazing

Single garage with up and over door plus off-road parking

Enclosed 30' max. rear garden

Ideally located for amenities and road links

Available end of January 2024!

