



Smallworth Common | Garboldisham | IP22 2QW

Price Guide £400,000

twgaze

# Smallworth Common | Garboldisham | IP22 2QW Price Guide £400,000

Offers in the region of £400,000 - £425,000

Character cottage requiring with refurbishment, with excellent amount potential. Overall grounds extend to just over 1 ac. Former threshing barn and dilapidated clay lump outbuildings within grounds (no planning permission). Ample driveway space. No onward chain.

- Offers in the region of £400,000 - £425,000
- Former threshing barn and dilapidated clay lump outbuildings
- Mature grounds
- No chain
- Total grounds extending to just over 1 acre
- Ample driveway space
- Cottage benefits from original features

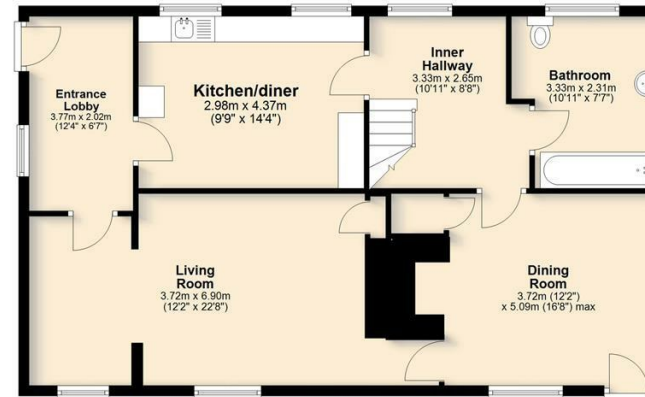
## Location

Smallworth Common is found just a mile or so away from the Breckland village of Garboldisham, which sits conveniently just off the A1066 between Thetford and Diss. Garboldisham host local amenities, such as a useful post office/deli shop, public house and primary school.

The South Norfolk market town of Diss is just a short 15 minute drive away and has a good range of facilities, as you may expect. The town centres around a beautiful, natural mere, formed thousands of years ago, which creates a focal point and is close to most of the shops and local businesses. The town has various transport links including a mainline railway station on the Norwich to London Liverpool Street line.





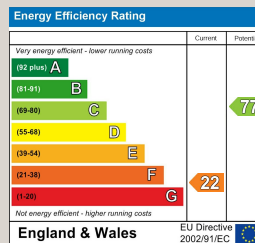


**Ground Floor**  
Approx. 86.4 sq. metres (930.0 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.3 sq. feet)

Total area: approx. 127.5 sq. metres (1372.4 sq. feet)



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