



MEADOW VIEW

CHURCH ROAD, GARBOLDISHAM, IP22 2SE



A beautifully located 2-bedroom chalet bungalow in the village of Garboldisham.

This delightful property is in a picturesque and idyllic setting and is a great opportunity for someone to make their own. The property is made up of a living room, kitchen, utility room, reception room, sunroom and 2 double bedrooms. Upstairs there is a loft room and large loft space, ideal for conversion (STPC). Positioned centrally on a large plot, allows for ample off-road parking and a good size rear garden.

LOCATION

Garboldisham is a popular village with a pub, Post Office/ village stores, two churches and its own Primary school. There are good road links to Bury St Edmunds and Diss – which offers a greater range of shops and services and a mainline railway to London Liverpool Street and Norwich.

SERVICES

Oil fired central heating. Mains electrics and water. Drainage via private septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band – C

EPC

E

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENTS NOTE

We have been made aware that the property was originally built using a modified prefabricated bungalow design with brick and tile outer which has been extended over the years using traditional building methods. Potential buyers are advised to consult with their Lenders to ensure that this type of construction will not affect their ability to obtain a mortgage.



2



2



1



Single



Private
drive



8.5
miles



EPC





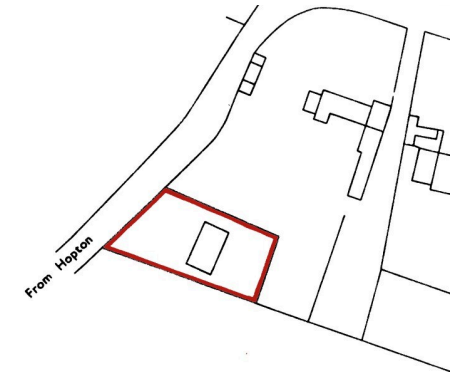
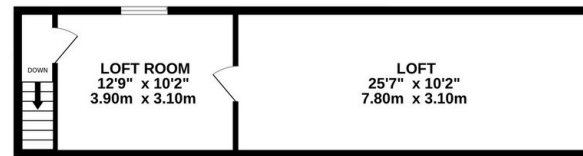
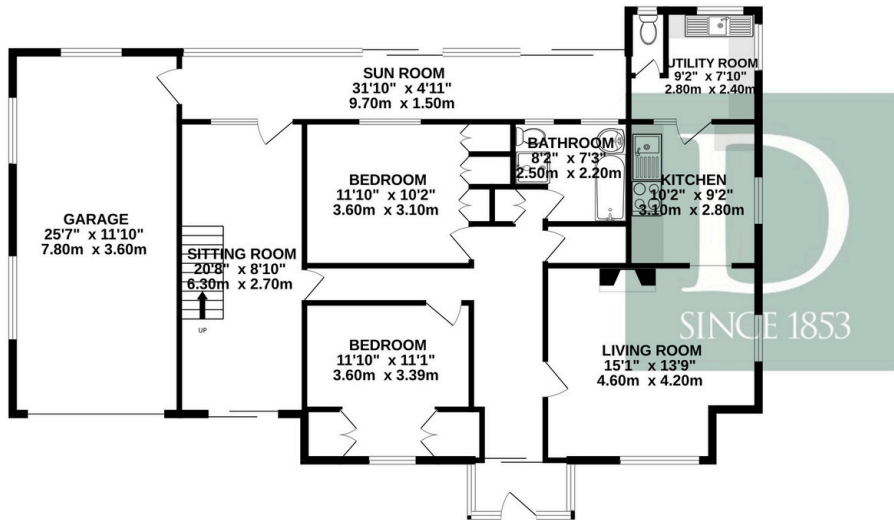


FLOOR PLAN

LOCATION MAP

GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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