

abbotFox



Shelfanger, Diss  
Guide £250,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox Bespoke presents Cross Keys Garage, an exciting restoration project of a period home with an adjoining garage and filling station.

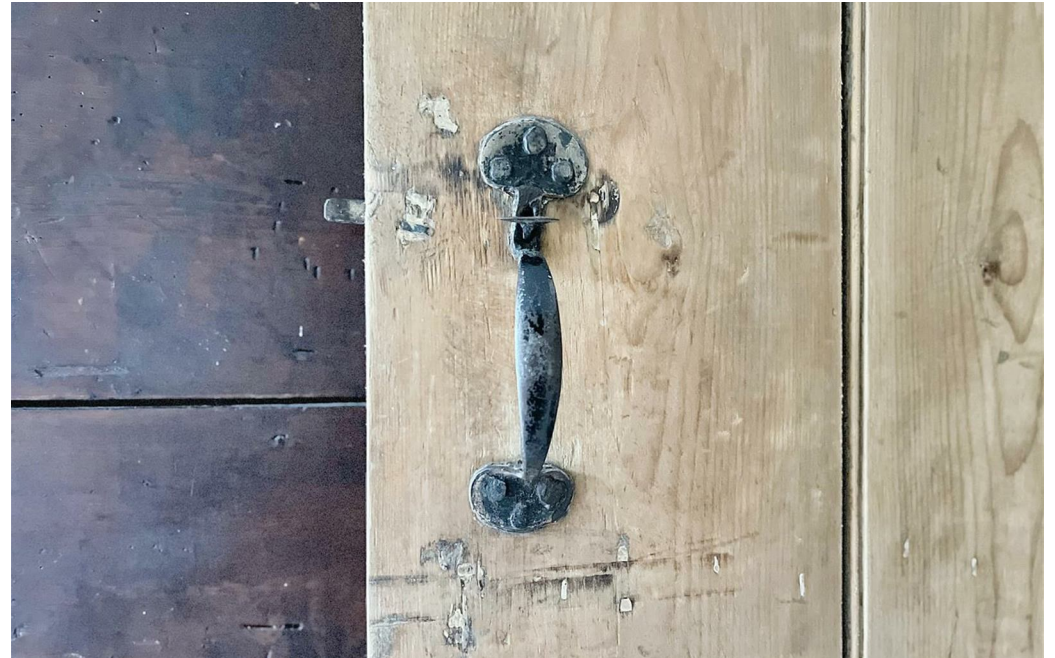
The main property is Grade II listed and comprises of two/three reception rooms, a kitchen dining room, cloakroom and a large commercial garage complete with an office.

The first floor provides four generous bedrooms and a large shower room.

The property is full of character with original wooden floorboards, fireplaces, sash windows and latch doors.

An ideal project which would make a beautiful home or is, as it was for nearly 40 years prior a great operate-from-home business opportunity.

Guide £250,000-£300,000



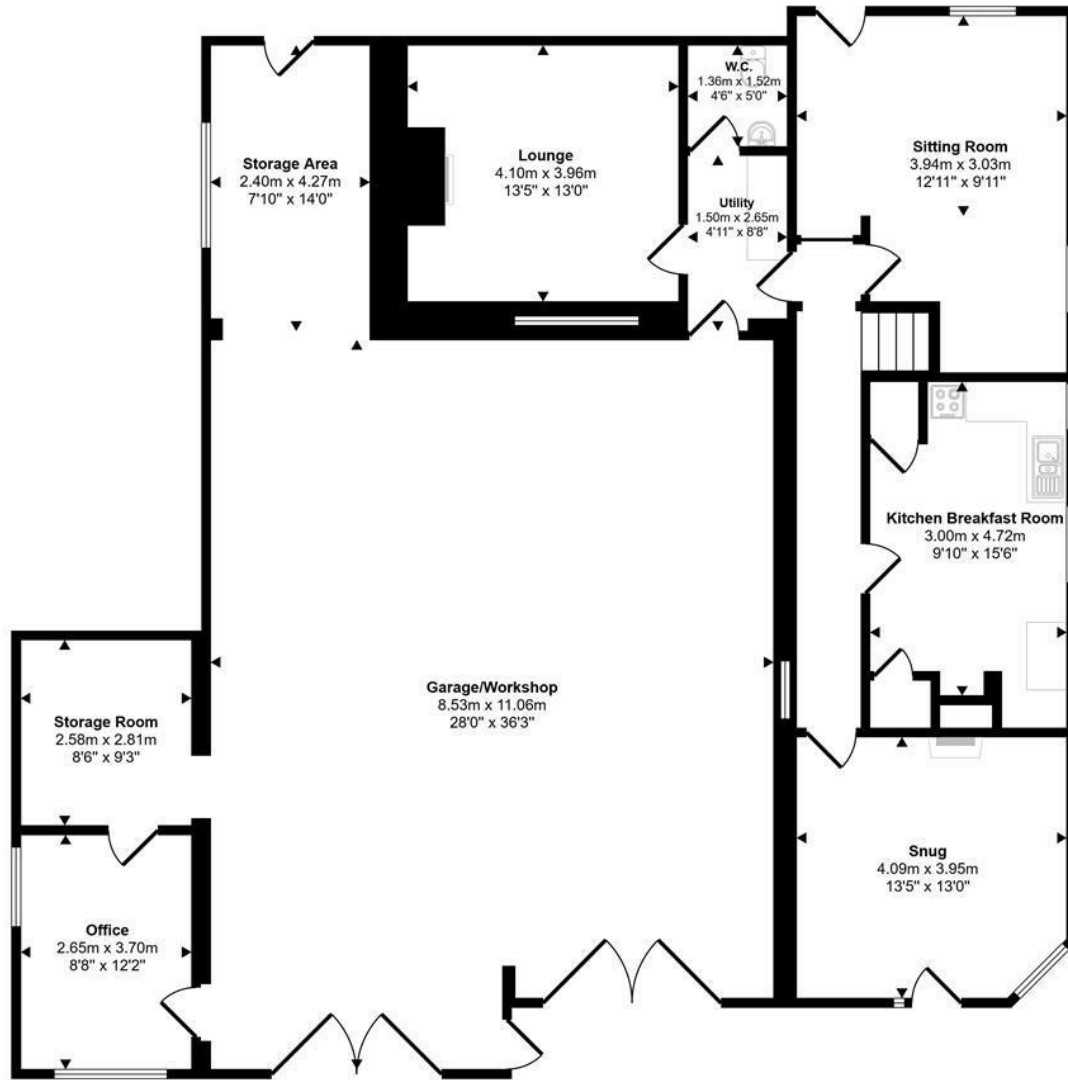




## THE HIGHLIGHTS \_\_\_\_\_

- An attractive Grade II listed four bedroom property
- A large commercial garage complete with office
- A former MOT centre, with car sales and a filling station
- An ideal project to turn it into a beautiful home
- An ideal operate-from-home business opportunity
- Near Diss
- Guide £250,000-£300,000

Approx Gross Internal Area  
301 sq m / 3242 sq ft



Ground Floor  
Approx 211 sq m / 2275 sq ft



First Floor  
Approx 90 sq m / 967 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.