



Old High Road | Roydon | IP22 5XJ

For Sale by Formal Tender | Guide £200,000 - £225,000

twgaze

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FOR SALE BY FORMAL TENDER. Guide £200,000 - £225,000.
Architect designed 3 bedroom chalet with integral double garage.
Requires full refurbishment. good plot. just a short walk into town.
Legal pack available by request.

OFFER DEADLINE: Thursday 11 June 2026 - 12 noon.

- FOR SALE BY FORMAL TENDER • Guide price: £200,000 - £225,000
- Offer deadline: Thursday 11
June 2026 - 12 noon
- Requires full refurbishment throughout
- Generous gardens with open views to the rear
- ** All buyers advised to carefully read through Special Conditions document for liable charges **
- Convenient location, walking distance to the town
- Legal pack documents available by request
- Contact the sales office for further information

Location

Located in Roydon, the property has a comforting and peaceful village feel, whilst being only 2 miles from nearby Diss. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant, supermarkets, primary and secondary schooling options, as well as useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town. There are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance away.





Property

This architecturally striking 3-bedroom property offers an incredible opportunity for those with a vision. Though currently in need of substantial renovation, the home presents a chance to restore and transform it into something truly special. Its distinctive design stands out, giving it immediate curb appeal, while the integral garage provides both convenience and practicality. The interior layout offers flexibility for reconfiguration, allowing you to create a space that suits your lifestyle. With three well-proportioned bedrooms, there's ample room for family living, guests, or a home office. The potential to enhance and modernise the house is immense, and with the right touch, you could significantly add value to the property. This is a rare opportunity to acquire a home with character and potential, perfect for buyers looking to take on a project and make it their own. Whether you're an investor or someone with a keen eye for design, this property could be transformed into a modern masterpiece.

Outside

The property has a shingle driveway which offers parking leading up to the double garage. Steps lead up to the front door and round to the side of the property. The rear garden is mainly laid to lawn with mature trees and offers views out to open fields to the rear.

How to get there

What3words: [///dandelions.slick.fabricate](#)

Services

Mains water, electricity, gas are connected to the property. Private drainage system.

Viewing

by appointment with TW Gaze

Tenure: Freehold

Legal Pack documentation

Available upon request to the agent.

Offer deadline: Thursday 11 June 2026 - 12 noon.

TW Gaze request all final offers are submitted in writing, addressed for the attention of Mr Richard Marshall and delivered to 10 Market Hill, Diss, IP22 4WJ.

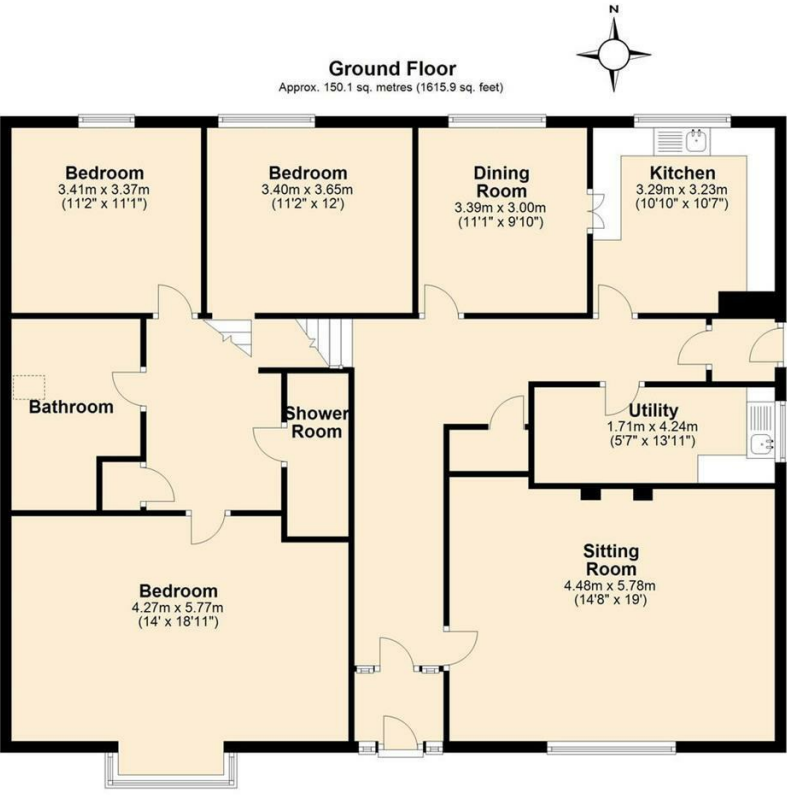
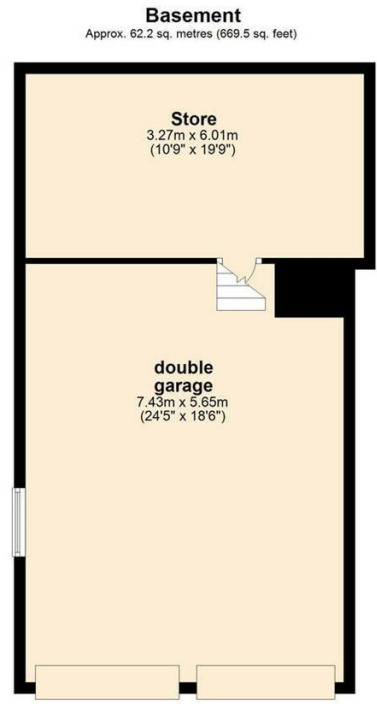
Upon a bid being accepted, the successful party will be required to pay a 10% non-refundable deposit, with the balance of the offer settled within 56 days of the purchase being formally agreed.

Potential bidders are advised to carefully read through the 'special conditions' document in relation to all liable legal /search charges prior to bidding.

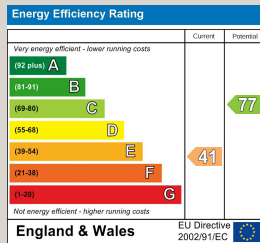
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19660/RM



Total area: approx. 212.3 sq. metres (2285.4 sq. feet)



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