



Rear elevation

Lime Tree Villa,  
The Green,  
Palgrave,  
IP22 1AG

Guide Price: £240,000





- Terrace house located in prime village location
- Overlooking The Green
- 3 bedrooms
- Requires modernisation
- No onward chain

### Location

Enjoying a prime spot on The Green, within the leafy conservation area of the Palgrave, the property boasts picturesque views. Palgrave benefits from a good community feel, with its church, village school and Green with duck pond. There is a pleasant footpath from the centre of the village which takes you to Diss by foot in around 15 minutes. For the commuter it is very well placed as there is a mainline rail station on the Norwich to London Liverpool Street line in Diss, and this bustling market town provides an excellent range of sporting, social and shopping facilities. The village has a very well regarded primary school which has been rated as good with outstanding aspects by Ofsted. Secondary schooling for the area is in the smaller town of Eye just 5 miles away. For those who enjoy the coast, the famous areas of Southwold and Aldeburgh are within 50 minutes by car, or the North Norfolk coast is a little over the hour. This is a location which provides the tranquil village life with excellent access to Suffolk and Norfolk and the delights they have to offer such as the pretty market town of Bury St Edmunds and the cathedral city of Norwich.





## The property

The house represents a great refurbishment project, with plenty of possibilities to modernise and perhaps even extend to the rear (subject to relevant planning permission and investigations). There are two formal reception rooms on the ground floor, as well as a small kitchen - the majority of buyers will likely consider knocking through to enlarge this, again subject to building investigations. The first floor has a bigger footprint than below, due to the accommodation extending over the side passageway, which has resulted in a larger third bedroom and bathroom.

**Agent note:** The side covered passageway is owned by Lime Tree Villa, however, the neighbouring property has a right of access.

## Outside

The rear garden is without doubt a huge selling point and this extends back further than you may initially expect, with areas of lawn and borders filled with various flowers and shrubs. Parts of the far end garden are now a little overgrown. A useful brick outbuilding and wooden shed can be found halfway down the garden.

## Services

Mains water, electricity and drainage are connected.

## Viewing

Strictly by appointment via TW Gaze

## Freehold

**Council tax band: B**

**Ref: 2/19294/RM**

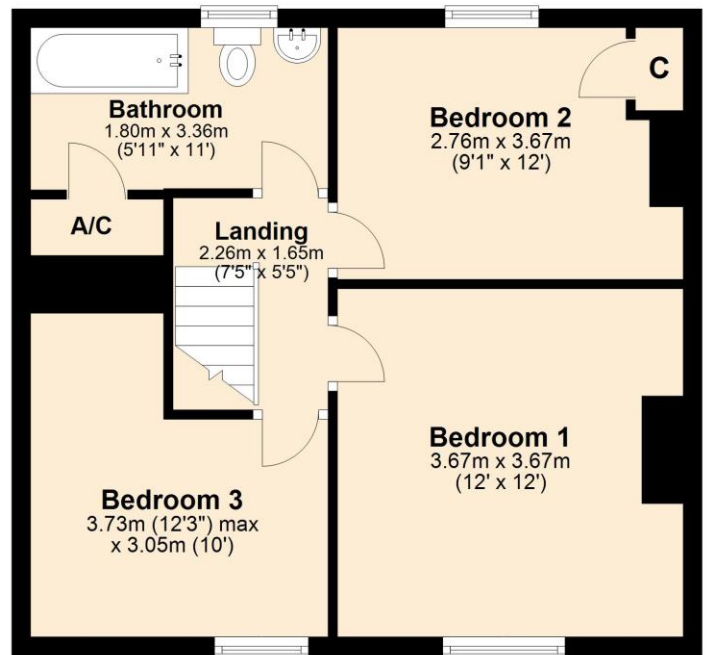
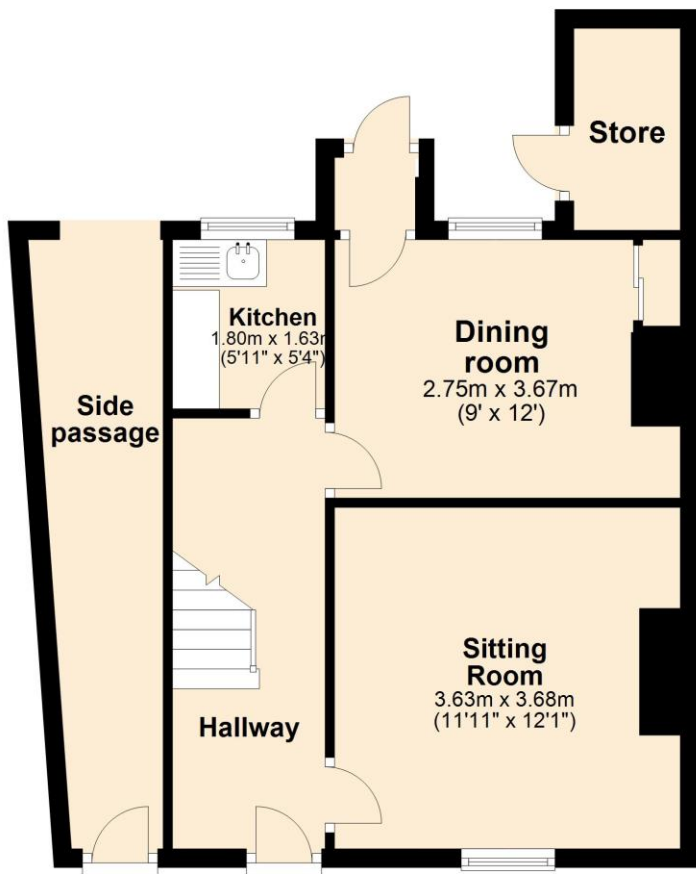
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 91.9 sq. metres (989.6 sq. feet)

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