



The Green | Palgrave | IP22 1AG
Guide Price £240,000 - £250,000

twgaze

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A well presented and neutrally decorated cottage offering bright rooms throughout. 3 bedrooms. Ground floor shower room with bathroom on first floor. Great position overlooking the leafy village green. Courtyard garden. Just a mile from Diss. No chain.

- Guide Price £240,000 - £250,000
- Well presented cottage situated on The Green
- 3 bedrooms
- Bright rooms
- Ground floor shower room
- Stylish first floor bathroom
- Courtyard garden
- Just a mile from Diss
- No onward chain

Location

The cottage is located in a quiet spot, set back on The Green in Palgrave. The village has a Primary School and church situated close to The Green, which combined with the pond, creates a pretty focal point in Palgrave.

Just a mile away is the South Norfolk market town of Diss on the Norfolk/Suffolk border, with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

Light and calming are words which well describe the feel of this cottage. The property has a welcoming entrance hallway with doors leading to the sitting room, a kitchen with dining space, and a useful ground floor shower room.

There are three first floor bedrooms; a generous double bedroom to the front with views across The Green and access to the impressive 'Jack and Jill' bathroom, which has crisp spot lights, a bath and separate shower cubicle; bedroom two, a single bedroom, also has a door through to the bathroom, whilst the third bedroom has been used as a study/office.

Outside

There is a side gate and path leading to the low maintenance courtyard garden. A glazed door from the kitchen into the courtyard makes it an ideal place for outside dining during the warmer months.

Services

Mains water, drainage & electricity are connected. LPG central heating system.

How to get there:

What3Words: [///fiery.middle.tummy](https://www.what3words.com/#!/fiery.middle.tummy)

Viewing

By appointment with TW Gaze

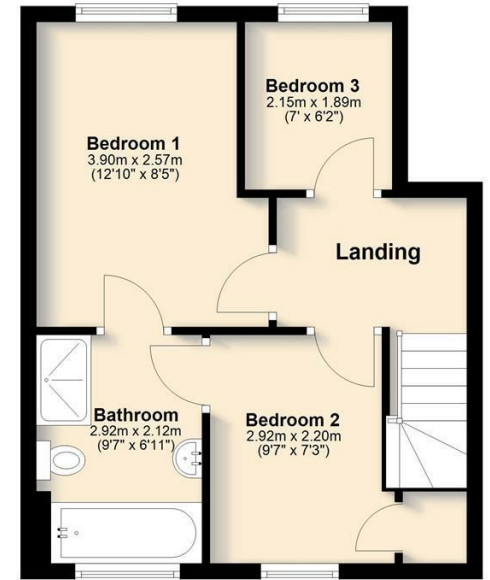
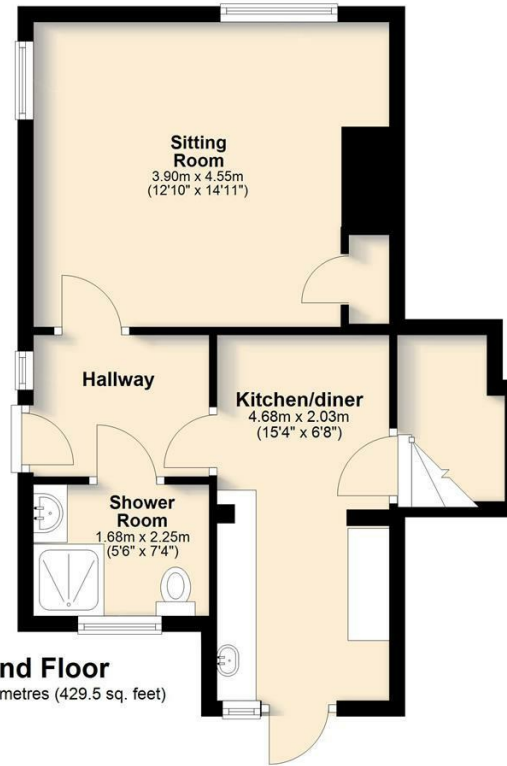
Freehold

Council Tax: B

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: 2/1997



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(5-8) D			
(3-4) E			
(1-2) F		30	40
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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