

Palmer Street | Walsham-Le-Willows | IP31 3DA

Offers In The Region Of £210,000

twgaze

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A charming two-bedroom semi-detached home offering a wealth of character and excellent potential for modernisation and personalisation. Featuring a spacious living room, generous kitchen, family bathroom, off-road parking for several vehicles, and an enclosed rear garden, this attractive property presents an ideal opportunity for first-time buyers, investors, or those looking to create a home tailored to their own style.

- Bright and spacious living room
- Generous kitchen with scope for reconfiguration
- Spacious principal double bedroom with two built-in wardrobes
- Enclosed rear garden with large shed
- Off-road parking for several vehicles
- Ground floor family bathroom
- Excellent potential to modernise and personalise
- **NO ONWARD CHAIN**

Location

Walsham le Willows is a charming and sought-after village, renowned for its vibrant community and a delightful blend of period and contemporary homes. The village is well-equipped with a variety of amenities, including a newly opened village store, a hardware and country shop, a butcher and delicatessen, a pub/restaurant, and a primary school. It also offers excellent transport links, with easy access to the A14 and a nearby mainline train station at Stowmarket, providing a fast and frequent service to London Liverpool Street in around 85 minutes. The historic town of Bury St Edmunds, just 11 miles away, boasts a full range of schools, recreational options, shopping facilities, and cultural landmarks, such as the impressive Georgian Theatre Royal and the Abbey Gardens. Other nearby centres, including Newmarket, Cambridge, and Ipswich, are all easily accessible. Stansted Airport, approximately 60 miles away, offers both international flights and an express train service to London.

















Property

This charming two-bedroom semi-detached home offers a characterful layout, blending traditional features with modern touches. Accessed via a side entrance, the property opens into a welcoming entrance hall, which provides access to the family bathroom, stairs and living room. The bathroom is fitted with a panelled bath, low-level WC, and wash basin. The spacious kitchen offers excellent potential for reconfiguration, allowing buyers to create a layout tailored to their individual needs. The bright and generously proportioned living room enjoys a pleasant front-facing aspect, with a large window providing an abundance of natural light. Stairs rise from the entrance hall to the first floor, where there are two well-proportioned bedrooms, including a spacious double bedroom with two built-in wardrobes. Overall, this delightful home presents a unique and characterful interior with excellent scope for further improvement and personalisation, making it an ideal opportunity for buyers seeking a property with charm and potential.

Outside

Externally, the property benefits from off-road parking for several vehicles. The enclosed rear garden is currently predominantly paved for ease of maintenance and features a substantial garden shed, providing useful storage. Offering a blank canvas, the garden presents excellent potential for landscaping, whether by creating a lawn, adding planting, or designing an attractive outdoor entertaining space to suit the new owner's tastes.

Services: Mains electricity, water and drainage. The central heating is provided by an external oil fired boiler.

How to Get There: What3words: ///rivals.lightbulb.goat

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band C

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: 2/20262



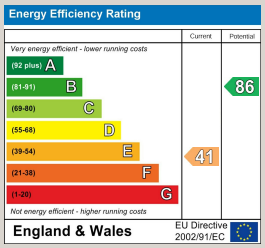




Ground Floor
Approx. 39.4 sq. metres (424.5 sq. feet)

First Floor
Approx. 20.6 sq. metres (221.7 sq. feet)

Total area: approx. 60.0 sq. metres (646.2 sq. feet)



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