



**Waveney Park Stuston Road, Diss IP22 4JB**

  
**william  
h brown**

**welcome to**

## **Waveney Park Stuston Road, Diss**

Well-presented 1-bedroom over 50's residential park home featuring a modern open-plan kitchen/lounge, double bedroom with fitted wardrobe, walk-in shower room, and a separate outside utility room. Enjoy a wrap-around garden with patio, allocated parking, and easy access to Diss town centre.

### **Entrance Hall**

Carpet flooring.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

### **Kitchen / Lounge**

10' 11" Max x 23' 1" Max ( 3.33m Max x 7.04m Max )  
Window to front and rear aspect, French door to side aspect, base units with integrated appliances, built in sink, spot lights, carpet and laminate flooring.

### **Outside Utility Room**

5' x 7' 8" ( 1.52m x 2.34m )  
Plumbing for washing machine, electric.

### **Bedroom 1**

9' x 10' 3" ( 2.74m x 3.12m )  
Window to side aspect, radiator, built in wardrobe, brand new water softener, carpet flooring.

### **Bathroom**

Small window to rear, walk in shower, wash basin, W/C, heated towel rail.

### **Rear Garden**

Wrap around garden, patio area, small shingle area.

### **Parking**

Allocated Parking

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Waveney Park Stuston Road,

### Diss

- \*\*GUIDE PRICE- £115,000-£125,000\*\*
- Residential park home
- Over 50's Park Home Site
- Easy access to Diss town centre
- Open-plan kitchen/lounge

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£115,000**



**view this property online** [williamhbrown.co.uk/Property/DSS110898](http://williamhbrown.co.uk/Property/DSS110898)



Property Ref:

DSS110898 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**