



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

**welcome to**

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

A spacious two-bedroom fully residential park home in Diss, featuring a large lounge with gas fireplace, fully equipped kitchen, two double bedrooms, an en-suite and a bathroom with bathtub. Outside offers a rear garden with patio and lawn, allocated parking, and the benefit of no onward chain.

### **Entrance Hall**

Front door, carpet flooring, radiator.

### **Lounge**

Irregular Shaped Room 16' 1" x 19' 4" ( 4.90m x 5.89m)  
Window to side and front aspect, radiator, gas fire, carpet flooring.

### **Kitchen**

12' 3" x 9' 2" ( 3.73m x 2.79m )  
Window to rear aspect, gas hob, cooker, wall and base units, space for white goods, radiator, door to rear garden, laminate flooring.

### **Bedroom 1**

10' 1" x 9' 3" ( 3.07m x 2.82m )  
Window to rear aspect, radiator, walk in wardrobe, access to en-suite, carpet flooring.

### **En-Suite**

Window to side aspect, W/C, wash basin, shower cubical, carpet flooring.

### **Bedroom 2**

10' x 9' 5" into recess ( 3.05m x 2.87m into recess )  
Window to side aspect, radiator, large fitted wardrobe, carpet flooring.

### **Bathroom**

Window to front aspect, radiator, W/C, wash basin, bath tub, carpet flooring.

### **Rear Garden**

Patio area, small turfed area, shed, greenhouse, two pear trees and black/white/red current bushes.

### **Parking**

Allocated parking.

### **Garage**

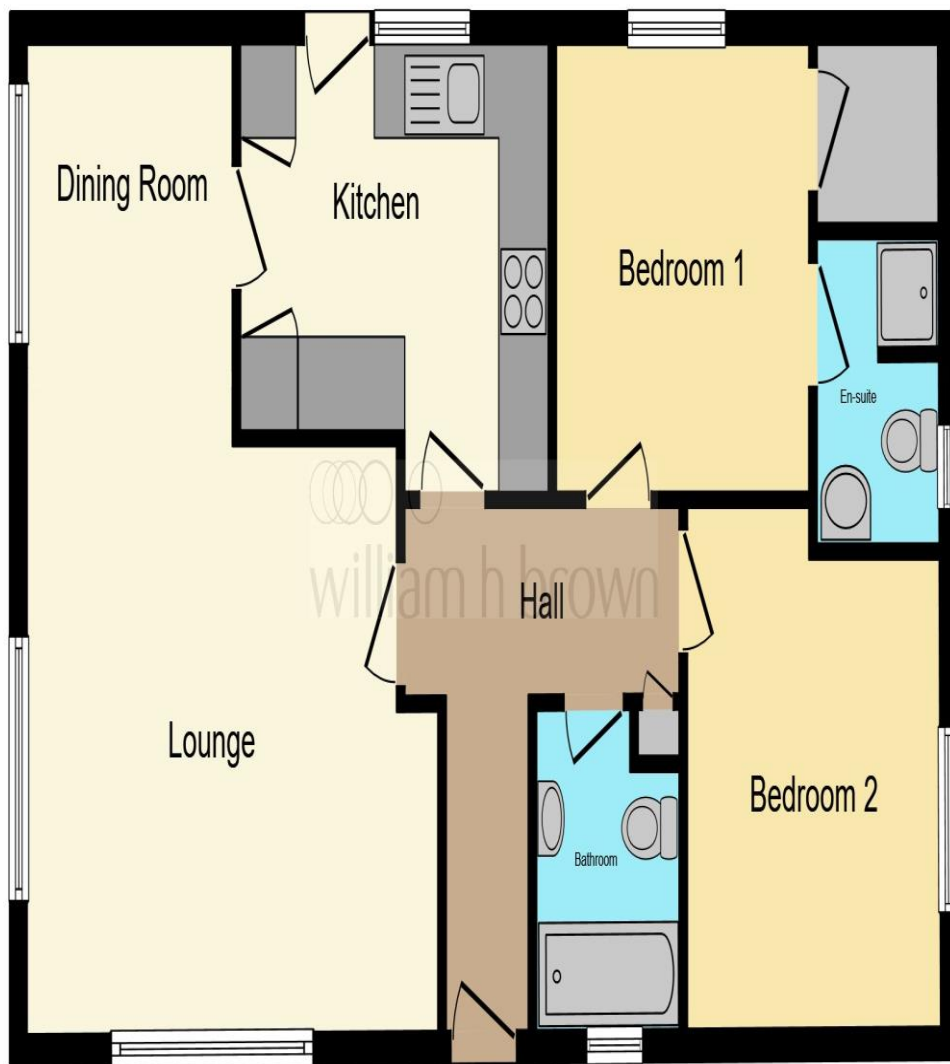
Garage offered at a separate cost, negotiable with the site owner. Please speak to branch for more information.

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property 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.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.m.mimecastprotect.com/s/4s46CBLBrt751MVBU6hBi2UYIZ?domain=gov.uk>)





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**

- \*\* Offered with no onward chain\*\*
- Fully residential park home
- Two double bedrooms
- Allocated Parking Space
- Easy Access to Diss town centre and train station

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.

offers over  
**£90,000**



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Property Ref:  
DSS110961 - 0013

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.

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