



Waveney Park Stuston Road, Diss IP22 4JB

welcome to

Waveney Park Stuston Road, Diss

Close to Diss amenities, on an over 50's development, this beautifully presented brand new detached park home features a contemporary kitchen, spacious lounge, two bedrooms including a primary with ensuite. Finished to a high standard, this park home offers decking, patio, and allocated parkhome.

Location

Stuston Road is just over a mile from the Diss town centre. The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmund making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

Entrance Hall Lounge

16' 4" x 14' 9" (4.98m x 4.50m)

Window to front and side aspect, double doors to side, carpet flooring.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

Window to rear aspect, door to rear, wall and base units, integrated appliances, laminate flooring.

Shower Room

Window to front aspect, w/c, wash hand basin, shower unit, laminate flooring.

Bedroom 1

9' 8" x 8' 4" (2.95m x 2.54m)

Window to front aspect, built in wardrobe, access to en-suite, carpet flooring.

En-Suite

Window to rear aspect, w/c, wash hand basin, shower unit, laminate flooring.

Bedroom 2

9' 4" x 9' 1" (2.84m x 2.77m)

Window to rear aspect, built in wardrobe, carpet flooring.

Outside

Decking area, turfed and patio.

Parking

Allocated parking space.

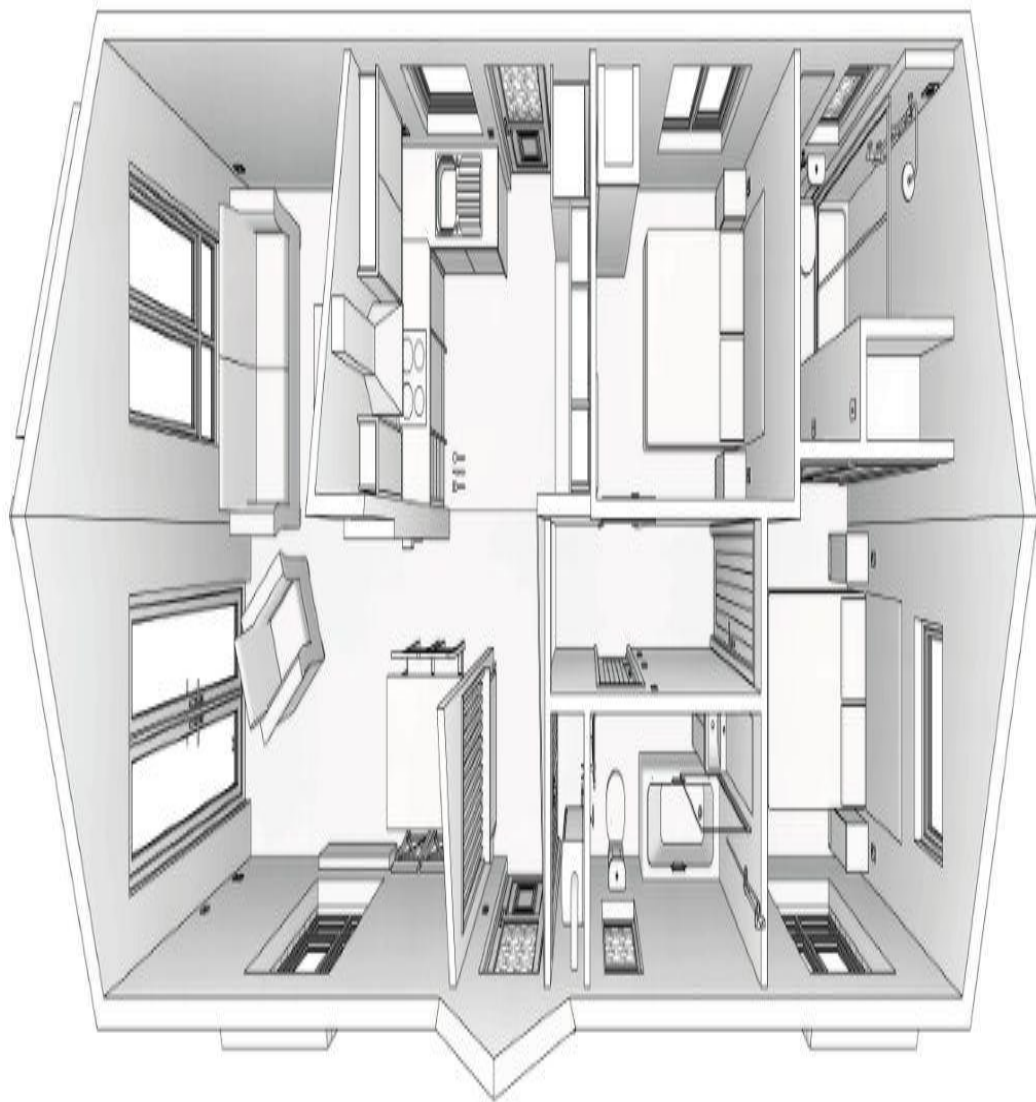
Agents Note

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.

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

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to
Waveney Park Stuston Road,
Diss

- Brand New Detached Park Home
- Over 50's Park Home Site
- Allocated Parking Space
- Easy Access to Diss town centre and train station
- Contemporary Kitchen

Tenure: EPC Rating: C
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.

£185,000



view this property online williamhbrown.co.uk/Property/DSS111809



Property Ref:
DSS111809 - 0002

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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