

OFFERS IN EXCESS OF

**£150,000**

**51 Cliffdale Gardens**

Cosham. PO6 3LZ



NO FORWARD CHAIN! We are delighted to offer for sale this well presented two bedroom residential park home situated in the sought after location of Clifffdale Gardens, Cosham. The property is located on the popular Portsdown Hill and is a short distance from Cosham High Street, QA Hospital, bus routes, motorway links and many other amenities. The refurbished accommodation comprises; entrance hall/lobby, 15' lounge, 10' kitchen, modern shower room and two bedrooms. Additional benefits include allocated parking, outside space, gas central heating, and double glazing. A viewing highly recommended and can be arranged via Jeffries and Dibbens (Drayton).

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### **ENTRANCE HALL/LOBBY**

8' 1" x 7' 1" (2.46m x 2.16m)

### **L-SHAPED LOUNGE/DINER**

15' 6" x 10' 9" (4.72m x 3.28m)

### **KITCHEN**

10' 10" x 9' 5" (3.3m x 2.87m)

### **SHOWER ROOM**

6' 5" x 5' 2" (1.96m x 1.57m)

### **BEDROOM ONE**

9' 5" x 9' 5" (2.87m x 2.87m)

### **BEDROOM TWO**

9' 3" x 6' 11" (2.82m x 2.11m)

### **PARKING**

Located at bay 51

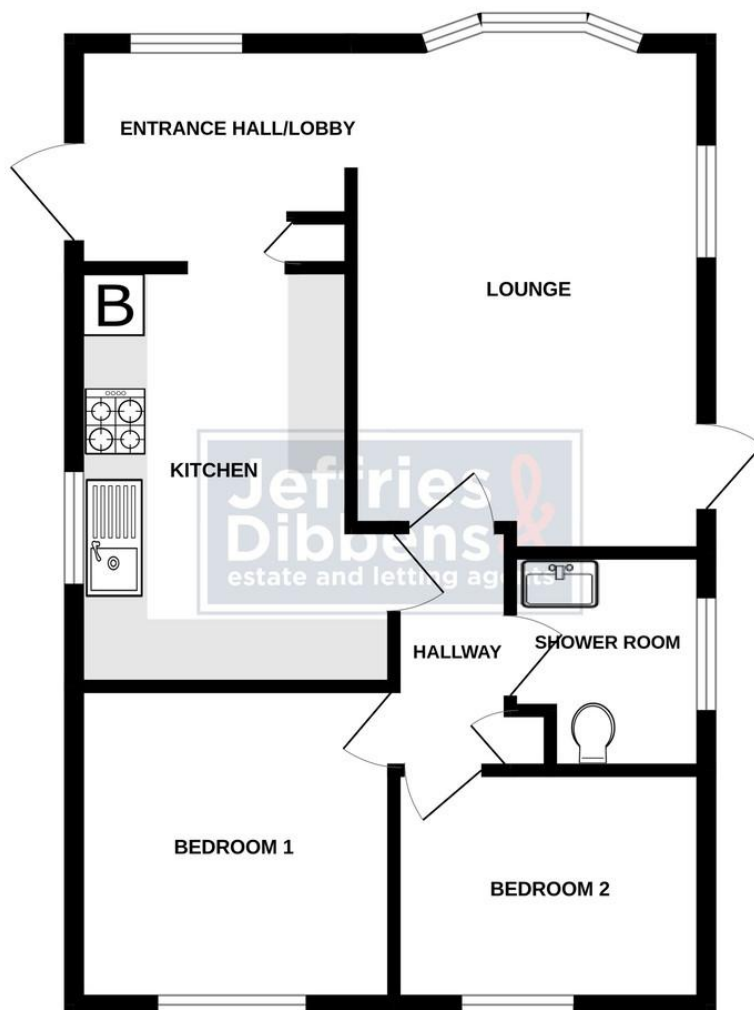
### **ADDITIONAL INFORMATION**

The pitch fee after the 1st of April 2024 is £49.04 per week.

[www.portsmouth.gov.uk/services/housing/looking-for-a-home/mobile-home-parks/](http://www.portsmouth.gov.uk/services/housing/looking-for-a-home/mobile-home-parks/)



# GROUND FLOOR




**LOCAL AUTHORITY**  
Portsmouth City Council

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Jeffries  
& Dibbens**  
estate and letting agents

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.