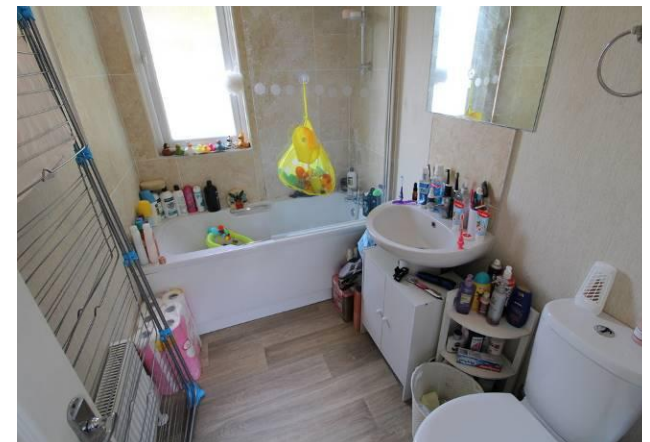


**£149,250**  
**38 Cliffdale Gardens**  
Cosham, PO6 3LZ



## PROPERTY SUMMARY

We are delighted to offer for sale this one bedroom residential park home situated in the sought after location of Cliffdale Gardens, Cosham. The property offers open plan living accommodation and boasts an open plan lounge/kitchen, one double bedroom and bathroom. Being only 4 years old, this park home benefits from the remainder of a 10 year guarantee for the main unit and the remainder of a 30 year guarantee for the roof. Other benefits include a modern fitted kitchen with integrated appliances, a modern bathroom suite, gas central heating and double glazing. To arrange your accompanied viewing, contact Jeffries and Dibbens (Drayton).





### **ENTRANCE**

5' x 2' 8" (1.52m x 0.81m)

### **OPEN PLAN LOUNGE / KITCHEN**

17' 2" x 11' (5.23m x 3.35m)

### **KITCHEN AREA**

11' x 8' 3" (3.35m x 2.51m)

### **LOUNGE AREA**

11' 0" x 9' 0" (3.35m x 2.74m)

### **BATHROOM**

8'0 x 5'0 (2.44m x 1.52m)

### **BEDROOM**

10' 10" including wardrobe depth x 8' 1"  
(3.3m including wardrobe depth x 2.46m)

### **OUTSIDE**

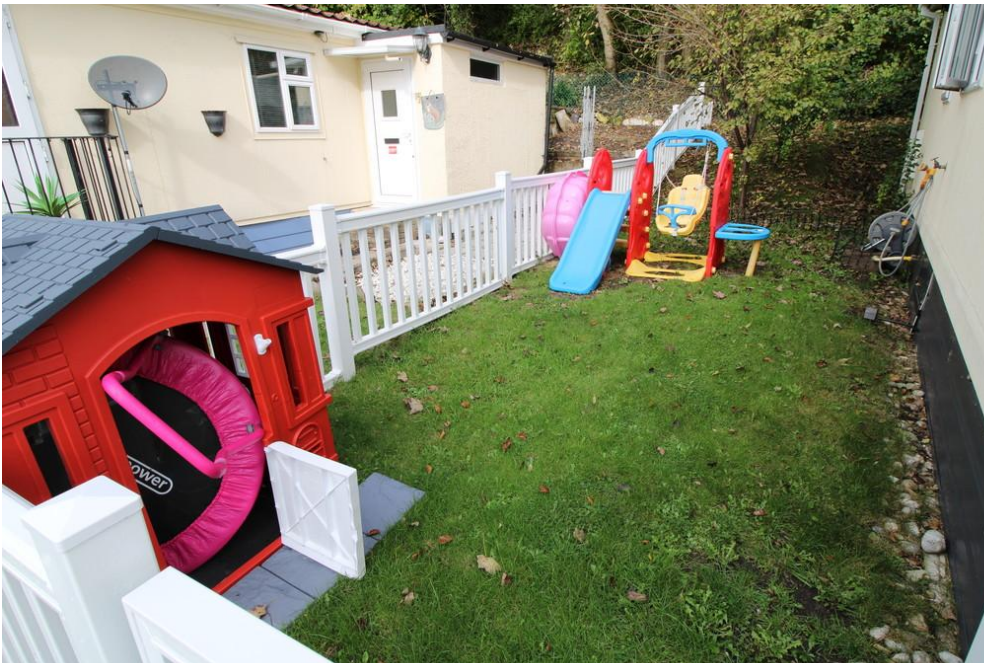
Fenced off garden area.

### **PARKING**

Allocated parking space.

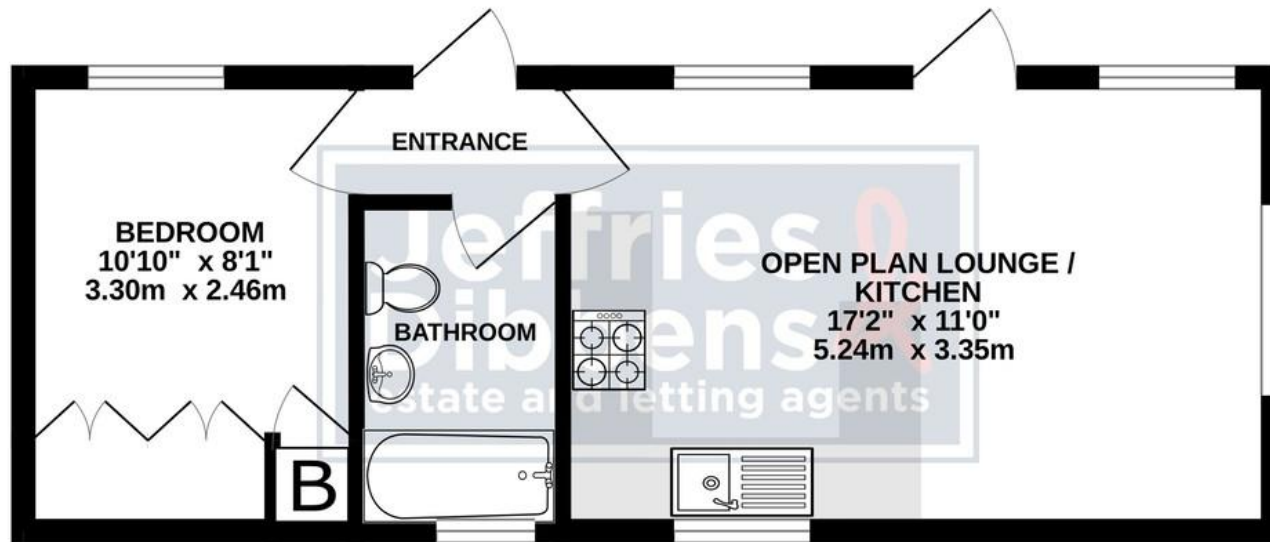
### **PITCH FEES**

£40.00 (approx) per week.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

EPC not required for this property.

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.

**Jeffries  
Dibbens**  
estate and letting agents

### OFFICE ADDRESS

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