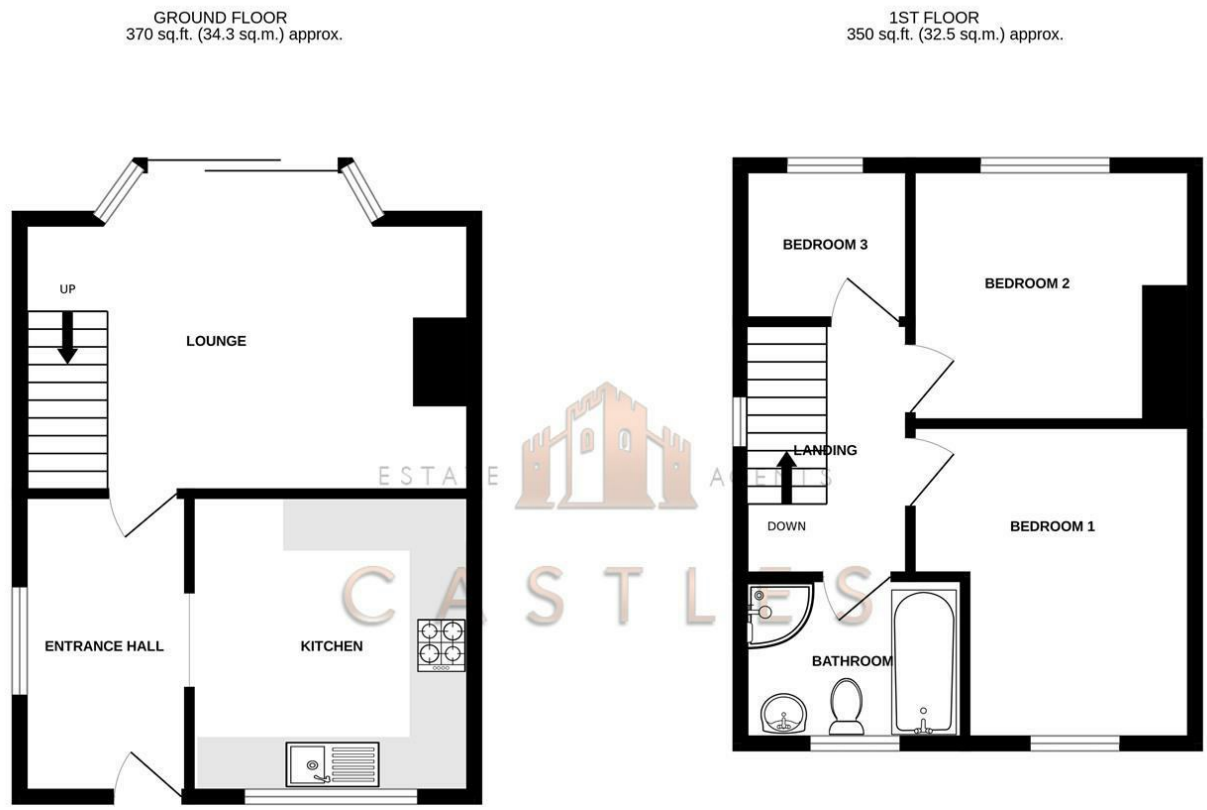


Floor Plan



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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13 Shelley Avenue
Portsmouth, PO6 4PN

We are pleased to welcome to the market this well presented three bedroom end of terrace property located in Shelley Avenue, Paulsgrove.

The ground floor consists of a fair sized kitchen to the front and a lounge diner to the rear with French doors opening on to the south facing garden.

Moving up to the first floor you have two double bedrooms and one single along with a spacious bathroom with four piece suite.

Externally there is a front garden, rear south facing garden featuring a brick built shed.

For more information or to arrange a viewing please call Castles today.

Offers in excess of £255,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-20)	
(69-80) B		(10-20) B	
(55-68) C		(10-20) C	
(39-54) D		(10-20) D	
(21-38) E		(10-20) E	
(1-20) F		(10-20) F	
Not energy efficient - higher running costs (1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-10) G	
82	65		

England & Wales EU Directive 2002/91/EC

DIRECTORS

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13 Shelley Avenue

Portsmouth, PO6 4PN



- END OF TERRACE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- FOUR PIECE BATHROOM SUITE
- CLOSE TO PORTCHESTER TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS

ENTRANCE HALL

11'1" x 3'7" (3.4 x 1.1)

KITCHEN

10'5" x 10'9" (3.2 x 3.3)

LOUNGE

17'0" x 10'5" (5.2 x 3.2)

BATHROOM

5'10" x 8'6" (1.8 x 2.6)

BEDROOM 1

9'2" x 11'9" (2.8 x 3.6)

BEDROOM 2

11'1" x 9'2" (3.4 x 2.8)

BEDROOM 3

7'2" x 5'6" (2.2 x 1.7)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of

the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

