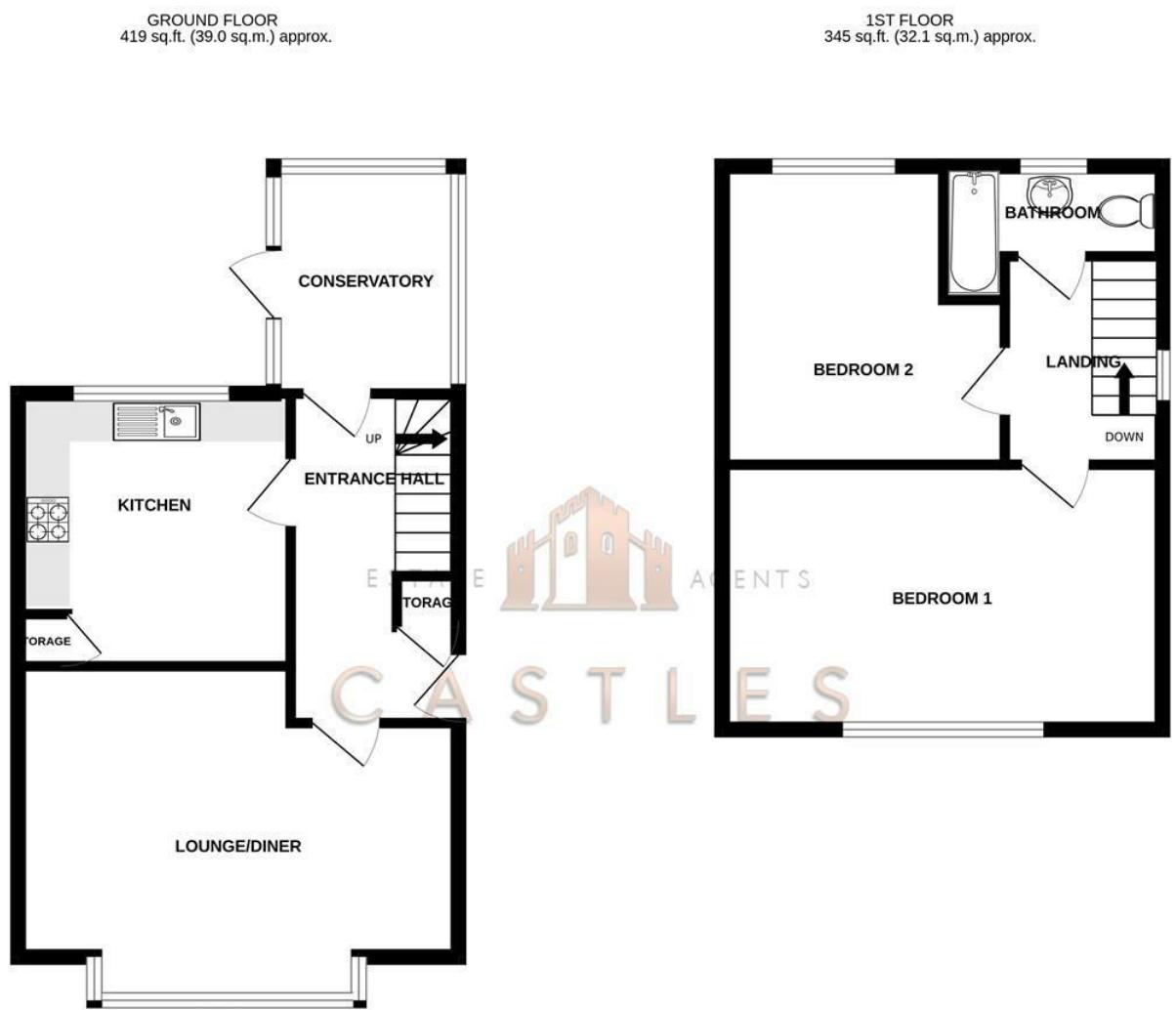
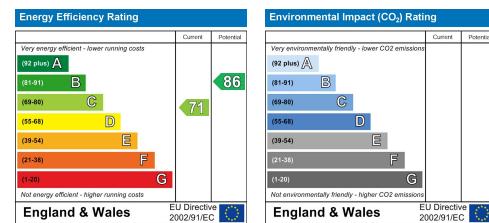


## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**CASTLES**  
ESTATE AGENTS



## 38 Shelley Avenue

Portsmouth, PO6 4PN

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

The property is well presented throughout and the ground floor consists of a lounge diner to the front with a generous size kitchen and conservatory to the rear.

Moving upstairs there are two double bedrooms and a modern family shower room.

Externally there is some garden space to the front of the property and the rear garden is very well presented and well maintained consisting of patio area and astro turf with a brick built shed.

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

**Offers over £225,000**

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[www.castlesestates.co.uk](http://www.castlesestates.co.uk)

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Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 38 Shelley Avenue

Portsmouth, PO6 4PN



- TWO DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUY

## LOUNGE/DINER

16'4" x 12'5" x 9'10" (5.0 x 3.8 x 3.0)

## KITCHEN

10'2" x 10'2" (3.1 x 3.1)

## CONSERVATORY

6'10" x 8'6" (2.1 x 2.6)

## BEDROOM 1

15'5" x 9'10" (4.7 x 3.0)

## BEDROOM 2

10'5" x 11'5" (3.2 x 3.5)

## BATHROOM

7'10" x 4'11" (2.4 x 1.5)

## 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.

## 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.

## Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas

- LOUNGE DINER
- LANDSCAPED GARDEN
- WELL PRESENTED
- END OF TERRACE

