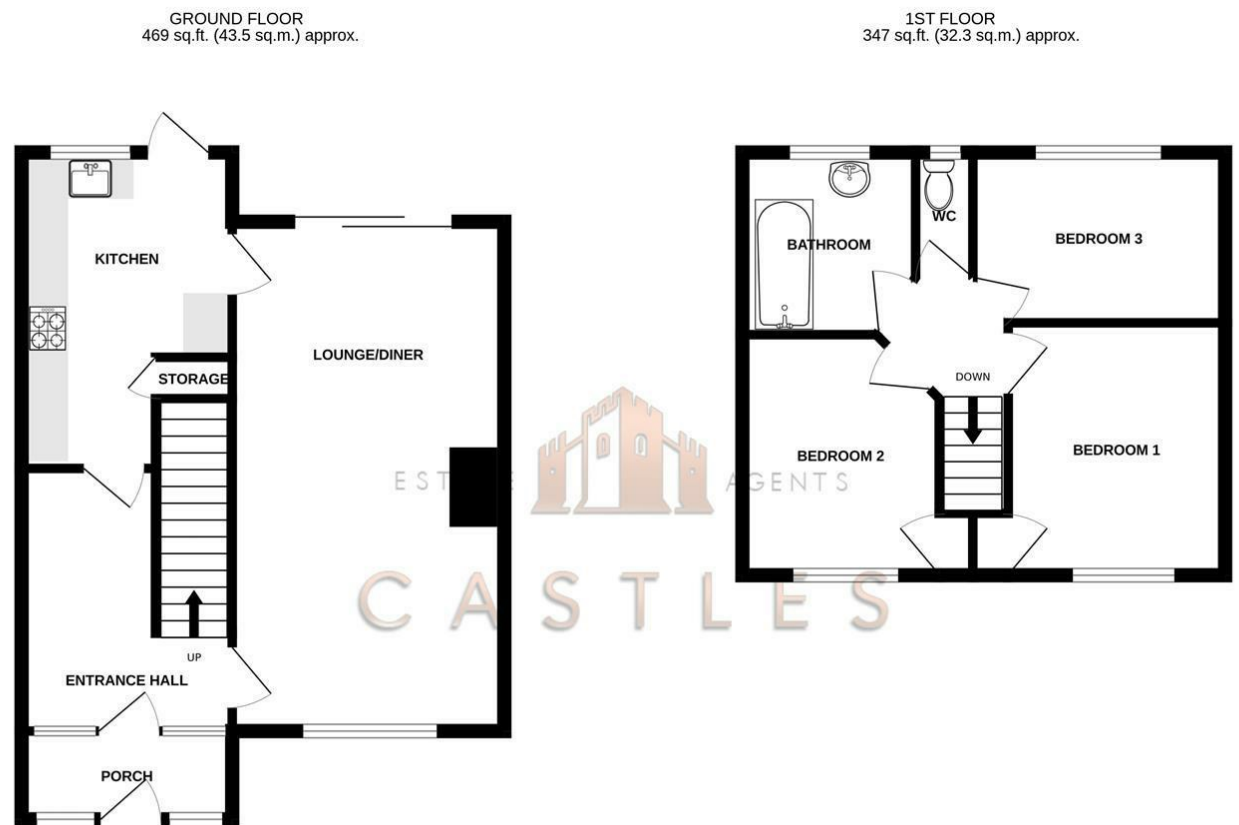


Floor Plan



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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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29 Shelley Avenue
Portsmouth, PO6 4PN

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking located in Shelley Avenue, Portsmouth.

The property is well presented throughout and the ground floor consists of a modern fitted kitchen to the rear of the home with a spacious open plan lounge diner featuring a log burner.

Moving upstairs there are three double bedrooms a modern bathroom and separate w/c.

Externally the property features a low maintenance rear South facing garden with a brick built shed for storage. The garden itself is landscaped and well manicured featuring patio areas for seating, astro turf, raised flower beds and side access. To the front of the home is off road parking which is a huge bonus.

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

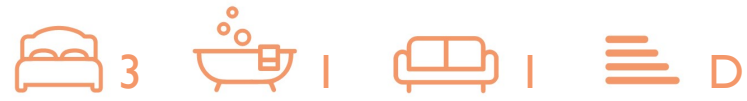
Offers over £275,000

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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(20 plus) A
(81-91) B			(15-20) B
(69-80) C			(10-15) C
(55-68) D			(8-10) D
(39-54) E			(6-8) E
(21-38) F			(4-6) F
(1-20) G			(1-4) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	86	68	

29 Shelley Avenue

Portsmouth, PO6 4PN



- THREE DOUBLE BEDROOMS
- SOUTH FACIGN GARDEN
- IDEAL FIRST TIME BUYER HOME
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- CLSOE TO LOCAL SHOPS

LOUNGE/DINER

11'1" x 20'11" (3.4 x 6.4)

KITCHEN

8'6" x 12'9" (2.6 x 3.9)

BATHROOM

4'11" x 7'6" (1.5 x 2.3)

W/C

BEDROOM 1

11'1" x 13'1" (3.4 x 4.0)

BEDROOM 2

8'10" x 12'9" (2.7 x 3.9)

BEDROOM 3

10'9" x 6'10" (3.3 x 2.1)

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 AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

