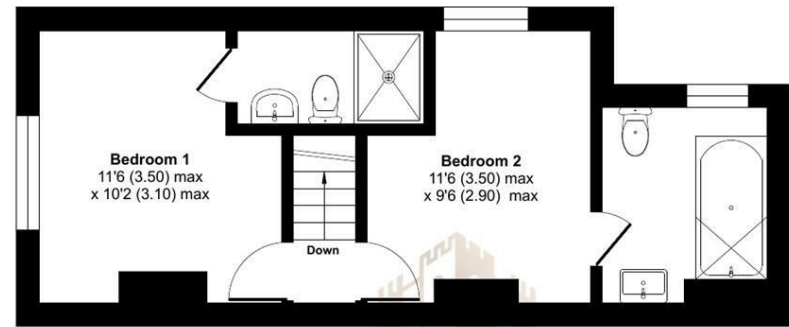


\_\_\_\_\_



CASTLES  
ESTATE AGENTS



**Middle Road, Sholing, Southampton, SO19**



**Energy Efficiency Rating**

Scenario	Current	Increased
Very energy efficient - lower running costs	(92 plus) A	(91-91) B
	(81-81) C	(80-80) C
	(55-68) D	(39-54) E
	(21-38) F	(11-80) G

*Not energy efficient - higher running costs*

**Environmental Impact (CO<sub>2</sub>) Rating**

Scenario	Current	Increased
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	(91-91) B
	(80-80) C	(55-68) D
	(39-54) E	(21-38) F
	(11-80) G	(11-80) G

*Not environmentally friendly - higher CO<sub>2</sub> emissions*

## Offers over £300,000



**VAT Number: 356389459**



81 Middle Road  
Southampton, SO19 8FT



- TWO DOUBLE BEDROOMS
- BRAND NEW KITCHEN
- OFF ROAD PARKING
- TWO BATHROOMS
- FULLY REFURBED
- SEMI DETACHED

**LOUNGE**  
11'5" x 10'2" (3.5 x 3.1)

**DINING ROOM**  
11'5" x 9'2" (3.5 x 2.8)

**KITCHEN**  
8'2" x 6'10" (2.5 x 2.1)

**UTILITY**  
3'7" x 3'3" (1.1 x 1.0)

**BEDROOM ONE + EN-SUITE**  
11'5" x 10'2" (3.5 x 3.1)

**BEDROOM TWO + EN-SUITE**  
11'5" x 9'6" (3.5 x 2.9)

**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.

**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.

