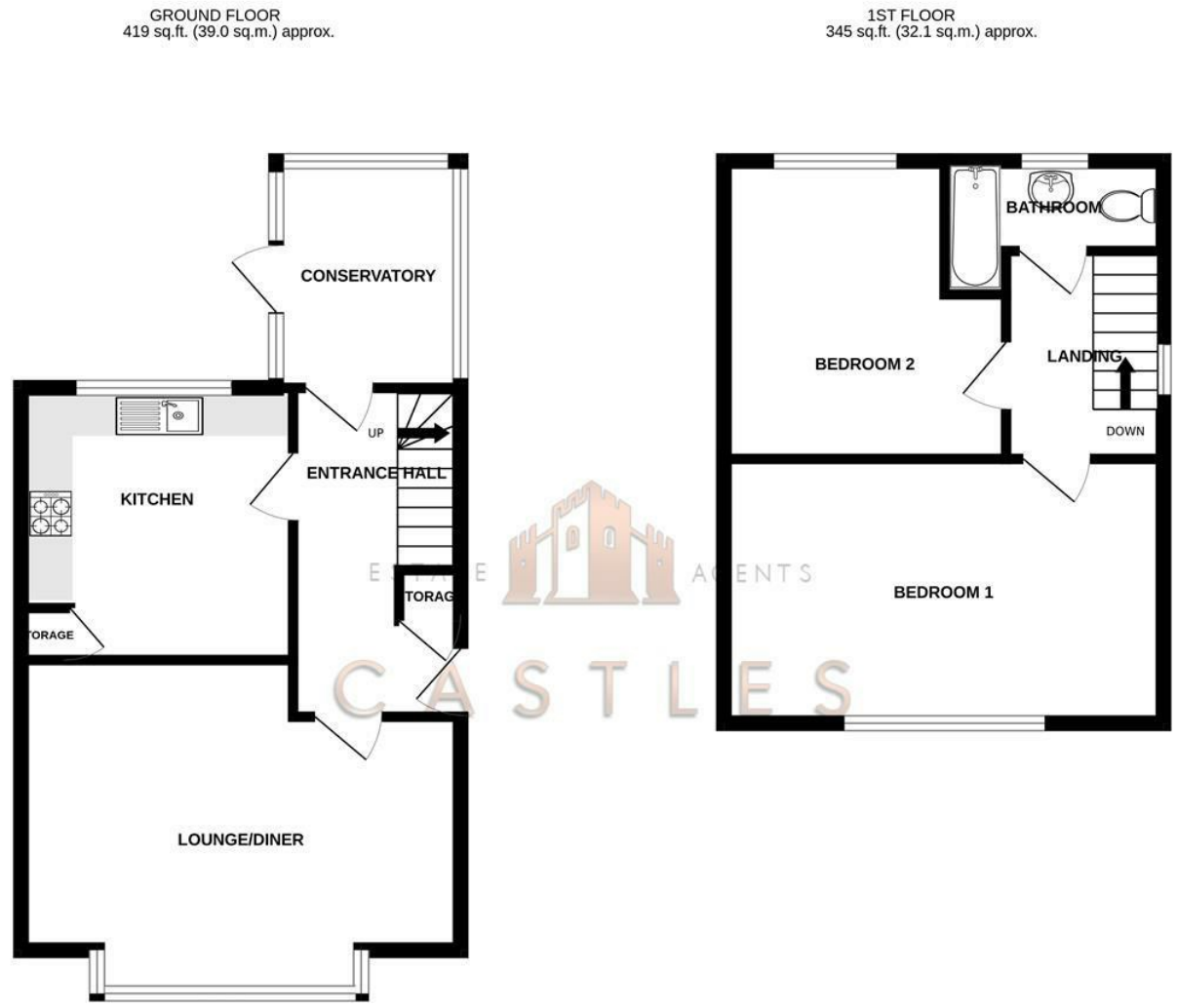


Floor Plan



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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**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.

**Asking price £225,000**

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-19)	
(69-80) <b>B</b>		(10-19) <b>B</b>	
(55-68) <b>C</b>		(8-9) <b>C</b>	
(39-54) <b>D</b>		(6-7) <b>D</b>	
(21-38) <b>E</b>		(4-5) <b>E</b>	
(1-20) <b>F</b>		(2-3) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>		(1-1) <b>G</b>	
	<b>71</b>		<b>86</b>

England & Wales EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
 PORTCHESTER  
 PO16 9QD

02394318899

CHARLES@CASTLESTATES.CO.UK  
 GARY@CASTLESTATES.CO.UK  
 SEAN@CASTLESTATES.CO.UK

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
- LANDSCAPED GARDEN
- WELL PRESENTED
- END OF TERRACE

### 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 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.

