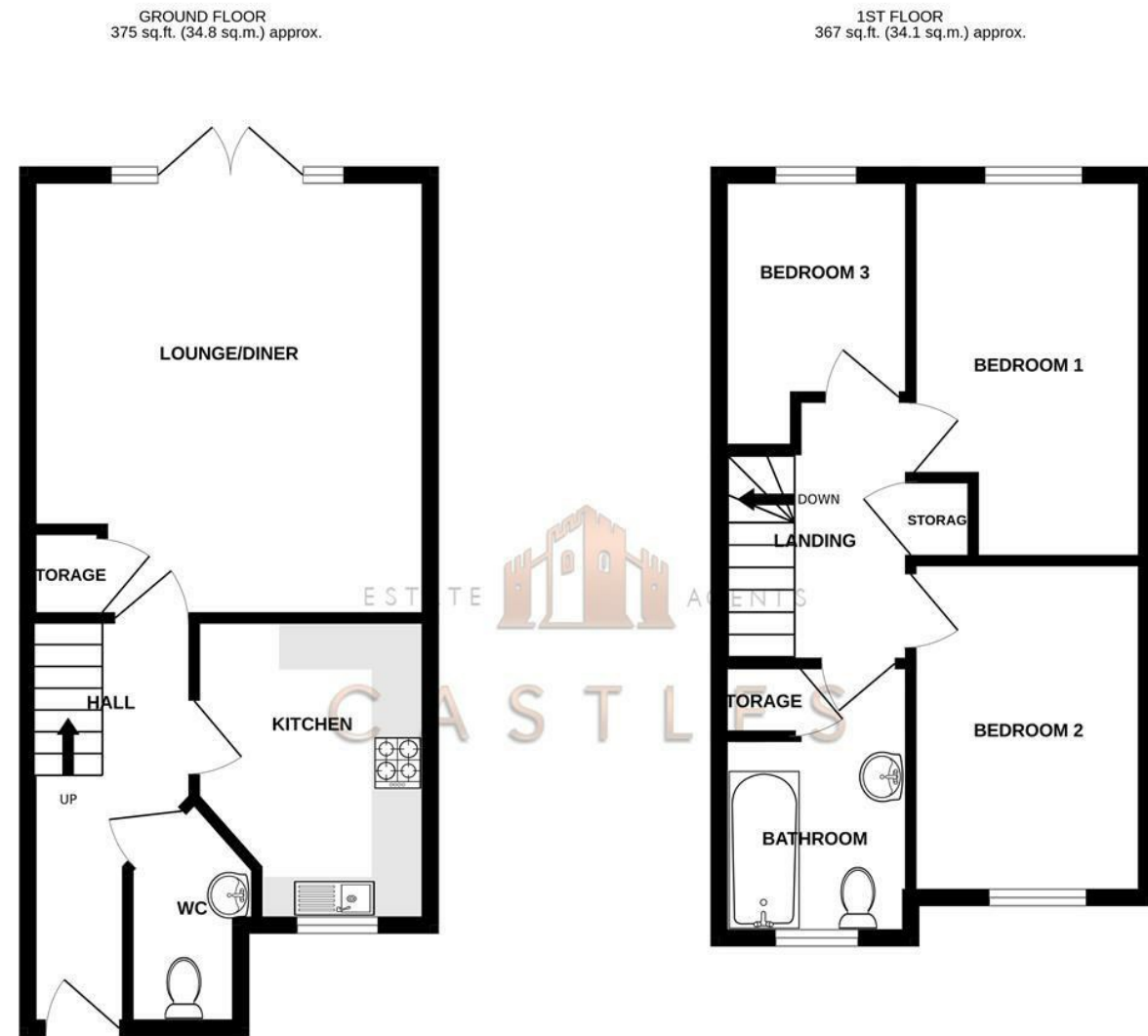
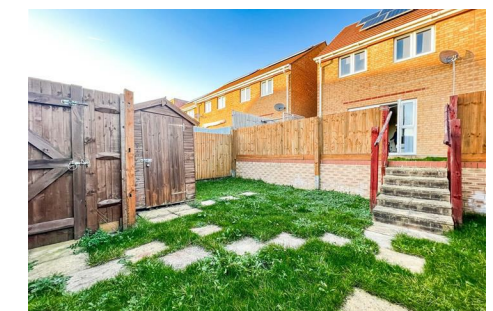
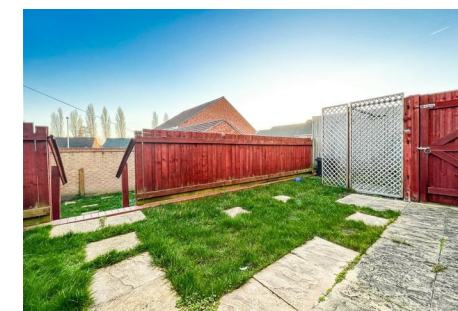


Floor Plan



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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59 Jubilee Avenue
Portsmouth, PO6 4QN

We are pleased to welcome to the market this three bedroom semi detached property with off road parking for two cars located in Jubilee Avenue.

The ground floor consists of a modern kitchen with ample storage, downstairs cloakroom and spacious lounge with French doors opening onto the garden.

The garden is South facing with steps down to the rear gated access leading to two allocated parking spaces.

Moving up onto the first floor there are three bedrooms in total, two of which are fair sized doubles and one single. A family bathroom completes the first floor accommodation.

There are local shops a short walk away and Portchester Train Station is a 5-10 minute walk.

The property is currently tenanted and the rental income is £1200PCM. For any investors looking to add to their portfolio this property would provide a gross yearly return of £14,400. This is a 5.1% return based on the current asking price.

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

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	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(10 plus) A	(10 plus) A
(81-91) B	(81-91) B	(9 plus) B	(9 plus) B
(69-80) C	(69-80) C	(8 plus) C	(8 plus) C
(55-68) D	(55-68) D	(7 plus) D	(7 plus) D
(39-54) E	(39-54) E	(6 plus) E	(6 plus) E
(21-38) F	(21-38) F	(5 plus) F	(5 plus) F
(1-20) G	(1-20) G	(4 plus) G	(4 plus) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £280,000

59 Jubilee Avenue

Portsmouth, PO6 4QN



- THREE BEDROOMS
- SEMI DETACHED
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS
- COMPLETE ONWARD CHAIN
- TWO PARKING SPACES
- SOUTH FACING GARDEN
- CLOSE TO PORTCHESTER TRAIN STATION
- IDEAL FIRST TIME BUY
- VACANT POSSESSION

LOUNGE
13'5" x 15'1" (4.1 x 4.6)

KITCHEN
10'2" x 7'10" (3.1 x 2.4)

BEDROOM ONE
12'9" x 7'10" (3.9 x 2.4)

BEDROOM TWO
11'5" x 7'10" (3.5 x 2.4)

BEDROOM THREE
10'9" x 6'2" (3.3 x 1.9)

BATHROOM

DOWNSTAIRS W/C

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. 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.

