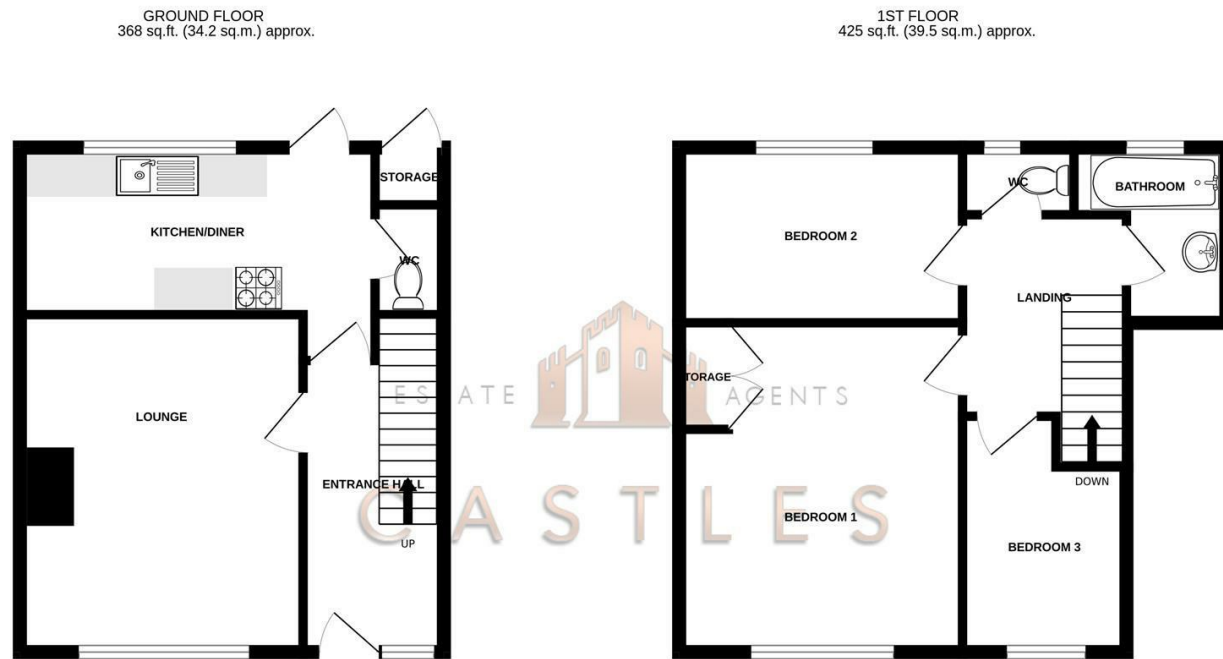


Floor Plan



**TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-15) <b>B</b>	
(69-80) <b>C</b>		(16-20) <b>C</b>	
(55-68) <b>D</b>		(21-25) <b>D</b>	
(39-54) <b>E</b>		(26-30) <b>E</b>	
(21-38) <b>F</b>		(31-35) <b>F</b>	
(1-20) <b>G</b>		(36-40) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**18 Shelley Avenue**  
**Portsmouth, PO6 4PN**

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking for two cars situated in Shelley Avenue, Paulsgrove.

The property is well presented throughout.

The ground floor consists of a spacious lounge room to the front with a kitchen diner to the rear with access to a downstairs w/c.

Moving up to the first floor there are three bedrooms, family bathroom and separate w/c.

Externally there is a driveway to the front for two cars and the rear garden is a generous size with access under the passage way to the side. The rear garden benefits from brick built storage.

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

**Offers over £260,000**

DIRECTORS

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PO16 9QD



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



# 18 Shelley Avenue

Portsmouth, PO6 4PN



- OFF ROAD PARKING FOR TWO CARS
- GENEROUS REAR GARDEN
- KITCHEN DINER
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- SPACIOUS LOUNGE ROOM
- WELL PRESENTED THROUGHOUT
- PORTCHESTER TRAIN STATION 10 MINUTE WALK AWAY

## LOUNGE

11'9" x 14'1" (3.6 x 4.3)

## KITCHEN/DINER

14'9" x 6'10" (4.5 x 2.1)

## DOWNSTAIRS W/C

## BEDROOM 1

11'9" x 13'9" (3.6 x 4.2)

## BEDROOM 2

10'5" x 6'10" (3.2 x 2.1)

## BEDROOM 3

6'10" x 9'10" (2.1 x 3.0)

## BATHROOM

## W/C

4'7" x 2'7" (1.4 x 0.8)

## 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.

