
Approximate Area = 1081 sq ft / 100.4 sq m
For identification only - Not to scale



Energy Efficiency Rating

Technology	Efficiency Rating	CO2 Emissions (g/kWh)
Very energy efficient - lower running costs	A	52 (9-11)
(51-61)	B	69 (9-60)
(55-65)	C	79 (54-88)
(39-54)	D	81 (21-98)
(21-38)	E	106 (1-100)
Not energy efficient - higher running costs	F	

Current: 81 | Potential: 53

EU Directive 2009/28/EC

England & Wales

Environmental Impact (CO₂) Rating

Technology	CO2 Emissions (g/kWh)	Efficiency Rating
Very environmentally friendly - lower CO2 emissions	52 (9-11)	A
(81-91)	69 (9-60)	B
(55-65)	79 (54-88)	C
(39-54)	81 (21-98)	D
(21-38)	106 (1-100)	E
Not environmentally friendly - higher CO2 emissions		F

Current: 81 | Potential: 53

EU Directive 2009/28/EC

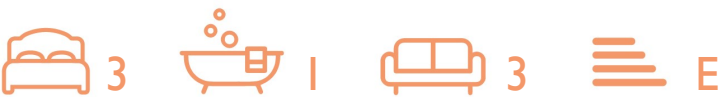
England & Wales



Asking price £250,000

VAT Number: 356389459

13 Funtington Road
Portsmouth, PO2 7LE



- THREE BEDROOMS
- DOWNSTAIRS W.C.
- FITTED KITCHEN/BREAKFAST ROOM
- CLOSE TO LOCAL AMENITIES
- LOUNGE AND SEPARATE DINING ROOM
- UPSTAIRS FAMILY BATHROOM
- CONSERVATORY
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Living Room
12'10 x 9'7 (3.91m x 2.92m)

Dining Room
11'0 x 7'7 (3.35m x 2.31m)

Fitted Kitchen
13'0 x 8'2 (3.96m x 2.49m)

Conservatory
10'4 x 7'7 (3.15m x 2.31m)

Bedroom One
13'5 x 12'11 (4.09m x 3.94m)

Bedroom Two
11'5 x 9'5 (3.48m x 2.87m)

Bedroom Three
10'11 x 7'10 (3.33m x 2.39m)

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.

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.

