



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 (90s) <b>A</b>			92 (90s) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-66) <b>D</b>			(55-66) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



18 Blakemere Crescent  
Portsmouth, PO6 3SG

We are pleased to welcome to the market this three bedroom semi detached property located in Blakemere Crescent, Paulsgrove.

This home is well presented throughout and would make the perfect first time purchase.

The layout downstairs consists of an entrance porch, large lounge room, study, with a kitchen diner across the rear of the home with access into the conservatory

Moving upstairs there are three bedrooms and a shower room.

Externally the garden is a fair size and offers brick built sheds for storage and a w/c. It is South West facing so plenty of sunshine throughout the day. There is a decked seating area and BBQ area with lawns and paved walkways.

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



18 Blakemere Crescent  
Portsmouth, PO6 3SG



- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- EXTERNAL STORAGE
- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- PERFECT FIRST TIME BUY

**SITTING ROOM**  
13'1" x 12'5" (4.0 x 3.8)

**KITCHEN DINER**  
23'11" x 9'10" (7.3 x 3.0)

**CONSERVATORY**  
7'2" x 6'2" (2.2 x 1.9)

**STUDY**  
12'9" x 4'3" (3.9 x 1.3)

**BEDROOM ONE**  
13'1" x 10'9" (4.0 x 3.3)

**BEDROOM TWO**  
10'9" x 9'10" (3.3 x 3.0)

**BEDROOM THREE**  
8'2" x 7'10" (2.5 x 2.4)

**BATHROOM**  
**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.

**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.

**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.

