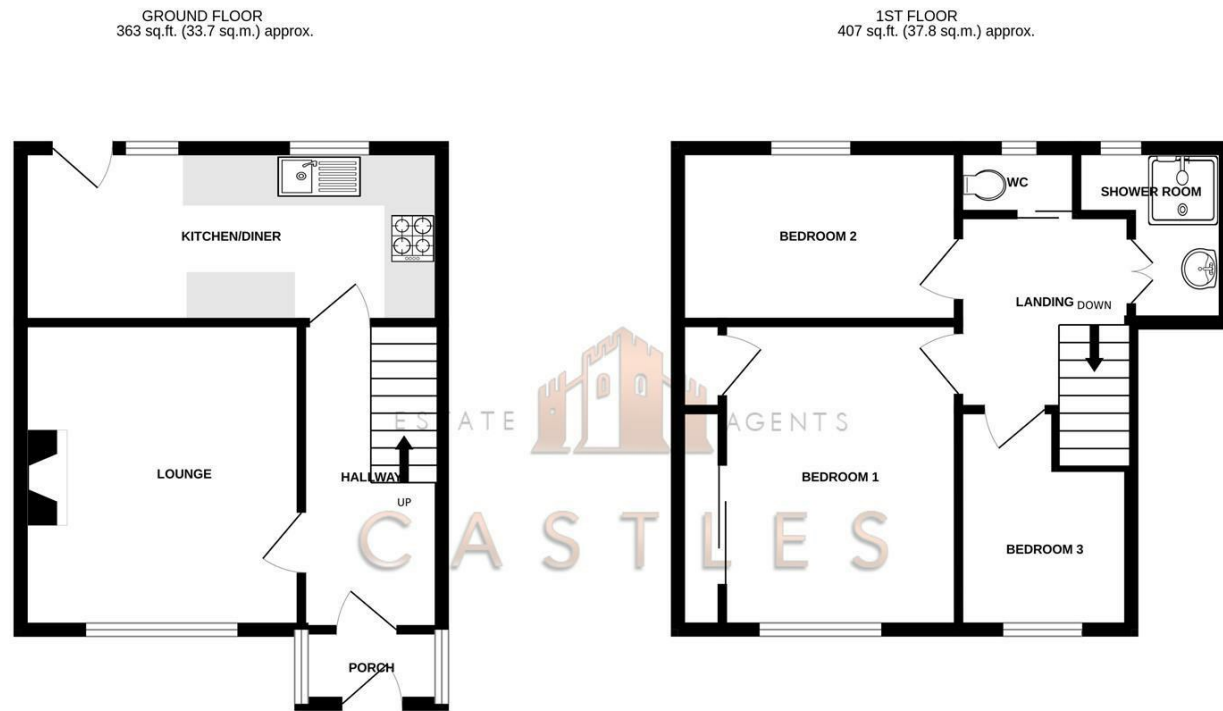


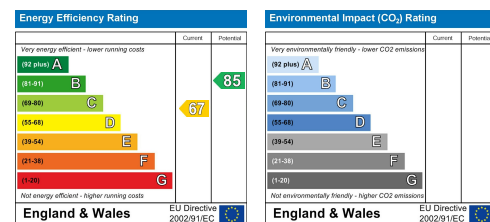
Floor Plan



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.



10 Shelley Avenue
Portsmouth, PO6 4PN

We are pleased to welcome to the market this three bedroom terraced property located in Shelley Avenue, Paulsgrove.

The property is well presented throughout but requires a little modernisation in areas.

The ground floor consists of an entrance porch, hallway, lounge room to the front with open plan kitchen diner across the rear.

Moving upstairs there are three bedrooms, two of which are doubles. There is a separate w/c and shower room also.

Externally there are front and rear gardens. The rear garden is a fair size and has a brick built shed. There is a shared pathway to the side which provides access to the rear garden also.

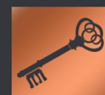
This property is a short walk away from local shops and Portchester Train Station is 10 minutes walk away.

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

Asking price £250,000

DIRECTORS

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10 Shelley Avenue

Portsmouth, PO6 4PN



- THREE BEDROOMS
- BRICK BUILT
- CLOSE TO LOCAL SHOPS
- FRONT & REAR GARDENS

- MID TERRACE
- OPEN PLAN KITCHEN DINER
- REQUIRES MODERNISATION
- CLOSE TO TRAIN STATION

PORCH

ENTRANCE HALLWAY

12'9" x 5'6" (3.9 x 1.7)

LOUNGE

12'5" x 11'9" (3.8 x 3.6)

KITCHEN DINER

18'0" x 7'2" (5.5 x 2.2)

BEDROOM ONE

12'9" x 9'6" (3.9 x 2.9)

BEDROOM TWO

11'5" x 6'10" (3.5 x 2.1)

BEDROOM THREE

9'2" x 7'2" (2.8 x 2.2)

W/C

4'11" x 2'7" (1.5 x 0.8)

SHOWER ROOM

6'2" x 3'11" (1.9 x 1.2)

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. 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.

