


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Desired		Current	Desired
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(85-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Offers over £325,000



12 Jubilee Avenue
Portsmouth, PO6 4QN



- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- SUMMER HOUSE
- CLOSE TO TRAIN STATION
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUY

LOUNGE
13'1" x 12'1" (4.0 x 3.7)

KITCHEN DINER
19'8" x 11'1" (6.0 x 3.4)

BEDROOM ONE
13'1" x 11'1" (4.0 x 3.4)

BEDROOM TWO
11'1" x 10'9" (3.4 x 3.3)

BEDROOM THREE
7'10" x 7'2" (2.4 x 2.2)

BATHROOM

SUMMER HOUSE
16'0" x 9'6" (4.9 x 2.9)

SHED
16'0" x 7'10" (4.9 x 2.4)

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 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.

