

Floor Plan

GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> <b>G</b> Not energy efficient - higher running costs	<b>86</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (10-15) <b>A</b> (16-20) <b>B</b> (21-25) <b>C</b> (26-30) <b>D</b> (31-35) <b>E</b> (36-40) <b>F</b> <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>71</b>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## 38 Shelley Avenue Portsmouth, PO6 4PN

We are pleased to welcome to the market this two bedroom end of terrace property located in Shelley Avenue, Paulsgrove.

The property is well presented throughout and the ground floor consists of a lounge diner to the front with a generous size kitchen and conservatory to the rear.

Moving upstairs there are two double bedrooms and a modern family shower room.

Externally there is some garden space to the front of the property and the rear garden is very well presented and well maintained consisting of patio area and astro turf with a brick built shed.

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

**Offers over £225,000**

02394318899

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# 38 Shelley Avenue

Portsmouth, PO6 4PN



- TWO DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO LOCAL SHOPS
- IDEAL FIRST TIME BUY
- LOUNGE DINER
- LANDSCAPED GARDEN
- WELL PRESENTED
- END OF TERRACE

### LOUNGE/DINER

16'4" x 12'5" x 9'10" (5.0 x 3.8 x 3.0)

### KITCHEN

10'2" x 10'2" (3.1 x 3.1)

### CONSERVATORY

6'10" x 8'6" (2.1 x 2.6)

### BEDROOM 1

15'5" x 9'10" (4.7 x 3.0)

### BEDROOM 2

10'5" x 11'5" (3.2 x 3.5)

### BATHROOM

7'10" x 4'11" (2.4 x 1.5)

### 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 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.

