



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |                                                                 |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Planned                                                                               |                                                                 |
| Very energy efficient - lower running costs |                         |                                                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| 92 (90s) A                                  |                         |                                                                                       | 92 (90s) A                                                      |
| (81-91) B                                   |                         |                                                                                       | (81-91) B                                                       |
| (69-80) C                                   |                         |                                                                                       | (69-80) C                                                       |
| (55-66) D                                   |                         |                                                                                       | (55-66) 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 <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|                                             |                         |                                                                                       | EU Directive 2002/91/EC                                         |

## DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK  
GARY@CASTLESESTATES.CO.UK  
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459



# 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

## Offers over £265,000



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.

