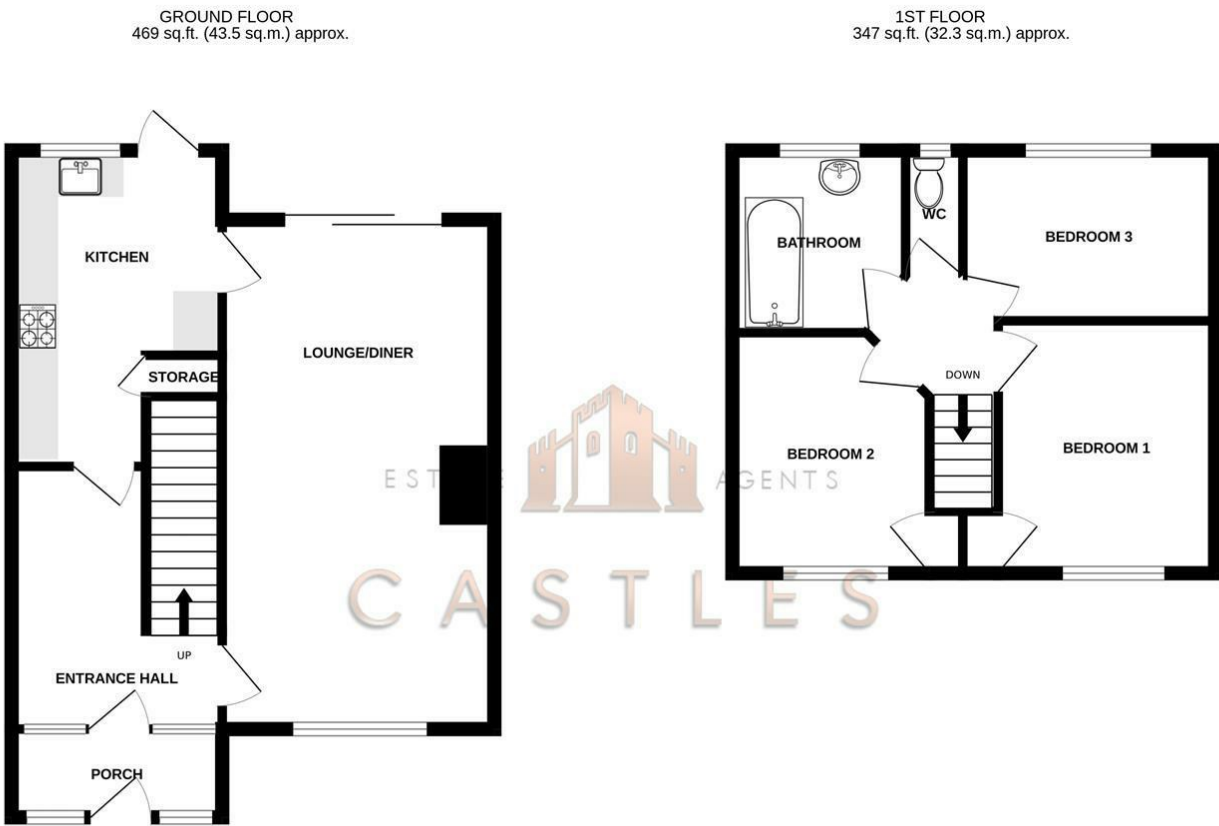




Floor Plan

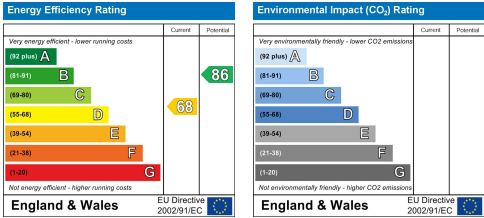


TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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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29 Shelley Avenue

Portsmouth, PO6 4PN

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking located in Shelley Avenue, Portsmouth.

The property is well presented throughout and the ground floor consists of a modern fitted kitchen to the rear of the home with a spacious open plan lounge diner featuring a log burner.

Moving upstairs there are three double bedrooms a modern bathroom and separate w/c.

Externally the property features a low maintenance rear South facing garden with a brick built shed for storage. The garden itself is landscaped and well manicured featuring patio areas for seating, astro turf, raised flower beds and side access. To the front of the home is off road parking which is a huge bonus.

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

Offers over £275,000



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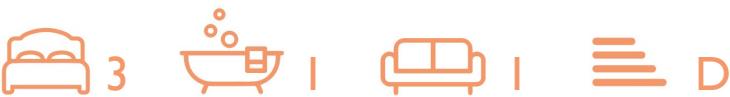
2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

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- SOUTH FACIGN GARDEN
- IDEAL FIRST TIME BUYER HOME
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- CLSOE TO LOCAL SHOPS

LOUNGE/DINER
11'1" x 20'11" (3.4 x 6.4)

KITCHEN
8'6" x 12'9" (2.6 x 3.9)

BATHROOM
4'11" x 7'6" (1.5 x 2.3)

W/C

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

BEDROOM 2
8'10" x 12'9" (2.7 x 3.9)

BEDROOM 3
10'9" x 6'10" (3.3 x 2.1)

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.

