



£285,000
2 Twyford Drive
Lee on the Solent, PO13 8HU

PROPERTY SUMMARY

Situated in a sought-after location in Lee-on-the-Solent, this beautifully presented two-bedroom end-of-terrace home is ideal for first-time buyers, investors, or those looking to downsize. The property is approached via a charming front garden, leading into a practical entrance porch. Inside, you'll find a spacious and light-filled lounge, impeccably maintained and offering a welcoming space for both relaxing and entertaining. To the rear, the home boasts a stunning open-plan kitchen, fitted with modern units, quality worktops, and integrated appliances. A breakfast bar seamlessly connects the kitchen to the conservatory, which features an orangery-style roof and impressive tri-fold doors opening onto the rear garden-perfect for indoor-outdoor living. Upstairs, there are two generously sized double bedrooms, both benefiting from fitted wardrobes, along with a stylish, high-specification family shower room. Additional benefits include a garage in a nearby block, gas central heating throughout, and a convenient location within walking distance of local schools and the beach. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.





PORCH 4' 6" x 3' 1" (1.37m x 0.94m)

LIVING ROOM 18' 8" x 12' 2" (5.69m x 3.71m)

KITCHEN 12' 2" x 7' 11" (3.71m x 2.41m)

CONSERVATORY 9' x 6' 7" (2.74m x 2.01m)

LANDING

BEDROOM ONE 12' 2" x 10' 3" (3.71m x 3.12m)

BEDROOM TWO 12' 2" x 7' 11" (3.71m x 2.41m)

SHOWER ROOM 8' 6" x 4' 7" (2.59m x 1.4m)

OUTSIDE

REAR GARDEN

GARAGE 17' 1" x 8' 4" (5.21m x 2.54m)

FRONT GARDEN



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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