



## The Willows, Portsmouth, PO2 8NU Asking Price £149,999

Set back in a quiet cul de sac on the outskirts of town in the charming area of The Willows, on Twyford Avenue, this delightful property is ideal for those seeking a comfortable and inviting home with a warm and welcoming atmosphere.

This ground floor property boasts two beautiful and tranquil double bedrooms, a spacious and homely lounge, allowing for ultimate relaxation. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

The property overlooks the peaceful communal gardens and is a short walk away from the beautiful Hilsea Lines walking paths. This, alongside the friendly neighbourhood, the amenities close by and the 984 year lease, make the property a really great choice for all.

WHITE GOODS ARE INCLUDED IN THIS SALE  
COMMUNAL BIKE SHED

Council tax band: A

# **The Willows, Portsmouth, PO2 8NU**

**Lounge / kitchen area 16'3" x 14'2" (4.97 x 4.32)**

**Bathroom 7'6" x 5'3" (2.29 x 1.61)**

**Bedroom 8'5" x 11'3" (2.58 x 3.43)**

**Bedroom 8'0" x 7'8" (2.45 x 2.36)**

## Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 50.3 sq. metres (541.3 sq. feet)

| Energy Efficiency Rating                                 |                         |
|--|-------------------------|
|  | Current                 |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |
| (81-91)  | B                       |
| (69-80)  | C                       |
| (55-68)  | D                       |
| (39-54)  | E                       |
| (21-38)  | F                       |
| (1-20)   | G                       |
| Not energy efficient - higher running costs              |                         |
| England & Wales  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |
|--|-------------------------|
|  | Current                 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |
| (81-91)  | B                       |
| (69-80)  | C                       |
| (55-68)  | D                       |
| (39-54)  | E                       |
| (21-38)  | F                       |
| (1-20)   | G                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |
| England & Wales  | EU Directive 2002/91/EC |