



## 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

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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	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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	67	71
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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