

Offers In Excess Of £260,000

Benham Drive, Portsmouth PO3  
5QW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SOUGHT AFTER LOCATION
- ❖ DRIVEWAY
- ❖ ADDITIONAL PARKING SPACE
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE GARDEN
- ❖ REAR ACCESS
- ❖ PERFECT FIRST HOME
- ❖ CLOSE TO TRAIN STATION

Situated in the sought-after Benham Drive, this neutrally decorated terraced house would make the perfect first time home. Spanning 716 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples or individuals seeking extra space.

Upon entering, you are welcomed into a cosy reception room that provides a perfect setting for relaxation or entertaining guests. The house boasts a conservatory, which invites an abundance of natural light and extends the living space, creating a lovely area to enjoy throughout the year.

The low maintenance garden is a standout feature, providing a serene outdoor space that requires minimal upkeep, allowing you to spend more time

enjoying your home rather than tending to it. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this desirable location.

With its close proximity to local amenities and transport links, this terraced house on Benham Drive presents an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its practical layout and appealing features. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

**RECEPTION ROOM**  
15'7" x 12'5" (4.76 x 3.79)

**KITCHEN**  
12'4" x 7'4" (3.78 x 2.25)

**CONSERVATORY**  
11'2" x 8'3" (3.42 x 2.54)

**BEDROOM ONE**  
12'5" x 7'11" (3.80 x 2.43)

**BEDROOM TWO**  
12'4" x 7'8" (3.78 x 2.35)

**BATHROOM**  
7'3" x 4'6" (2.21 x 1.39)

**Portsmouth Council Tax**  
The local authority is Portsmouth City Council.

**BAND : C – £1,844.85**

**Mortgage Advisor**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**Offer Check Procedure**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**Conveyancing**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line

"conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**Anti-Money Laundering**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

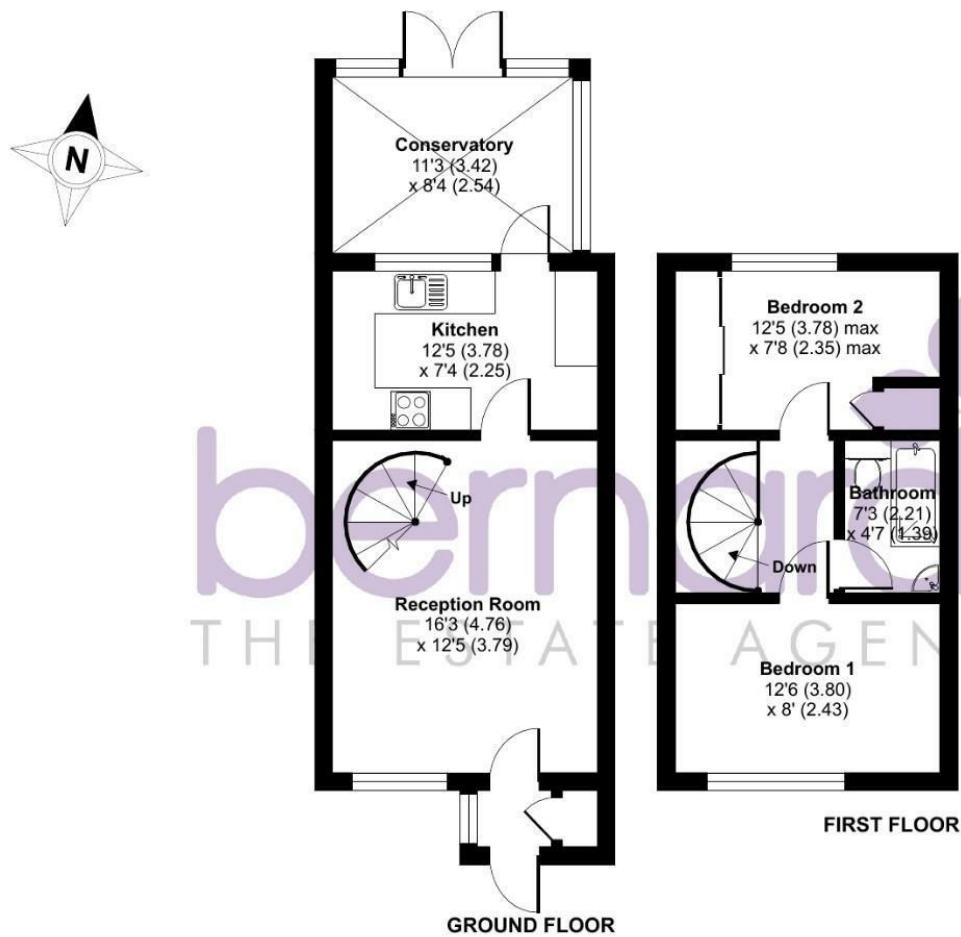


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

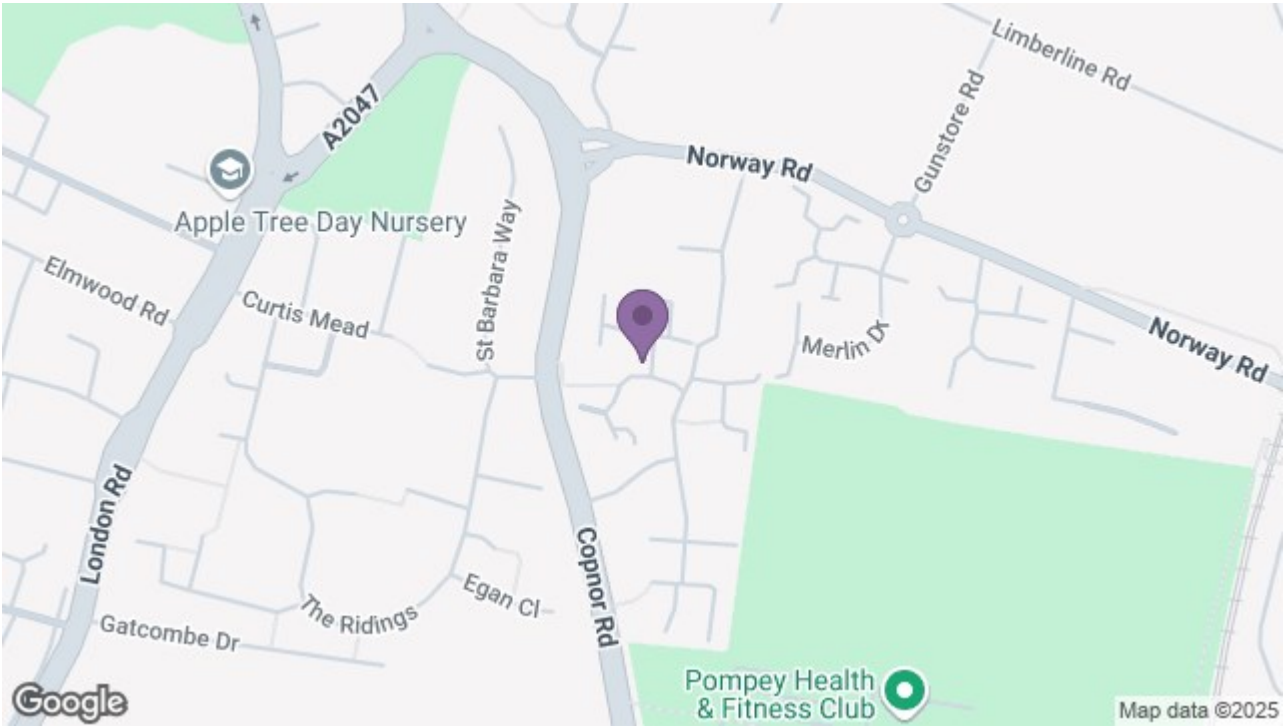


# Benham Drive, Portsmouth, PO3

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1286480



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