



**FOR SALE**

**£240,000**

5 Benham Drive, Hilsea,  
Portsmouth, PO3 5QW.

Tenure: Freehold

ESTATE  AGENTS

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ROSE**

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ROSE**

## PROPERTY DESCRIPTION

Offered with no forward chain, this modern two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, downsizers or young families. Situated in a quiet residential cul-de-sac on Benham Drive in Hilsea, the property benefits from off-road parking/ a shared driveway, whilst being conveniently located within a popular PO3 setting. Internally, the accommodation comprises a welcoming hallway leading through to a spacious living room, a bright and airy space ideal for everyday living. This flows through to a stylish fitted kitchen, with a sizeable conservatory positioned to the rear overlooking the enclosed, low-maintenance rear garden, which measures approximately 30ft and benefits from side pedestrian access. Upstairs, the first floor provides two well-proportioned bedrooms alongside a fitted shower room. While the property would benefit from some cosmetic updating, it offers a solid foundation and plenty of potential to create a fantastic home tailored to a new owner's taste and requirements. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Off Road Parking/ shared Driveway
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

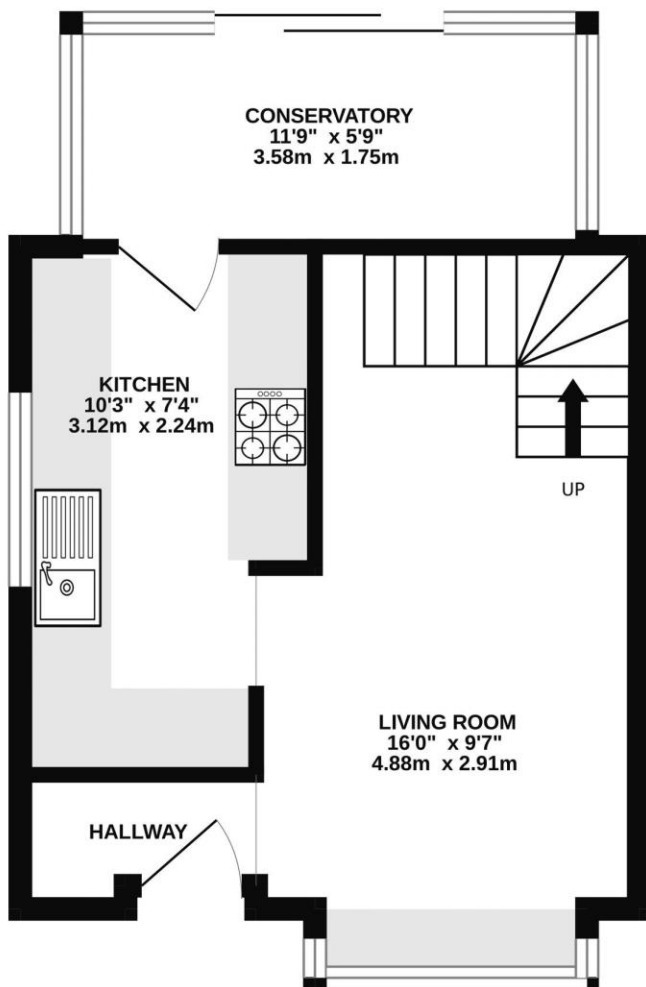


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

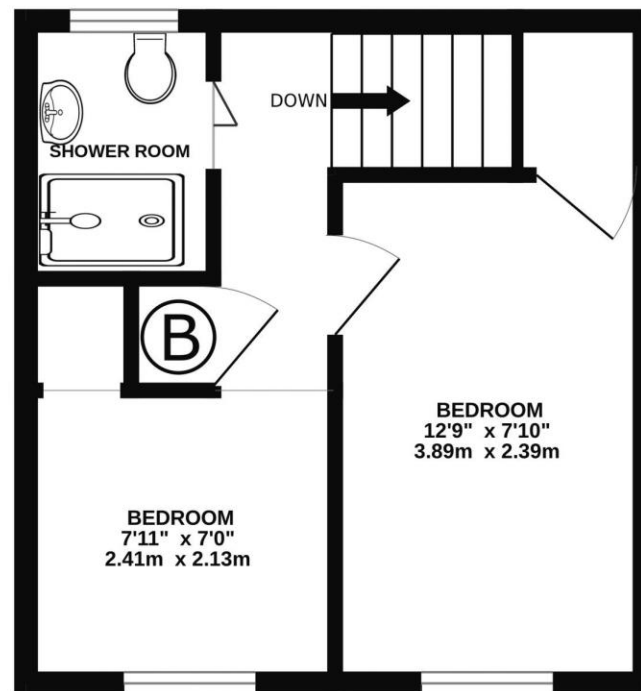




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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