





## 7 Benham Drive, Hilsea, Portsmouth, PO3 5QW

A great opportunity for first time buyers or downsizers in particular - enjoying a popular cul-de-sac location, this MODERN END-TERRACE TWO BEDROOM HOUSE benefits from off-street private parking, double-glazing, equipped kitchen, and electric heating. Part of the Green Farm Gardens Estate to the east of the main Copnor Road, Benham Drive is approached via Larkhill Road. Its tucked-away yet convenient position allows for ready access in and out of the city and places a wide range of public amenities within comfortable reach. Built around 2000, No. 7 itself features brick elevations under a pitched and tiled main roof with solar panels, the facade incorporating canopied square bay window.



The house stands behind an open-plan forecourt whilst to the rear is an average-sized garden with easterly aspect. Land to the side provides parking for two cars. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows and early enquiry is urged:

UPVC and obscure double-glazed front door to:

### **LOBBY**

Fitted cupboard housing electricity meter and circuit breakers. Doorway to:

### **LIVING/DINING ROOM**

20'4 x 11'6 (6.20m x 3.51m)

Square bay window to front elevation having UPVC double-glazing. Wood-laminate flooring. Two night storage radiators. Staircase to first floor. Obscure-glass door to:

### **KITCHEN**

11'5 x 8'9 (3.48m x 2.67m)

Recently fitted and equipped with: range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven,

4-ring electric hob with extractor canopy, dishwasher, and American-style 'fridge/freezer, four recessed ceiling spotlights. UPVC replacement double-glazed window to rear elevation; similar door to:

### **CONSERVATORY**

9'6 x 8'8 (2.90m x 2.64m)

UPVC and double-glazed under a pitched, polycarbonate roof. Plumbing for washing machine. Door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Artex ceiling with access to Loft Space.

#### **BATHROOM & W.C.**

Re-fitted with a contemporary white suite comprising: low flush w.c. with concealed cistern, rectangular handbasin with mixer tap plus cupboard under, and shaped bath with mixer tap plus rainforest independent shower mixer. Vertical radiator/towel rail. Extractor. UPVC obscure double-glazed window. Three recessed ceiling spotlights.

#### **BEDROOM ONE**

11'6 x 8'9 (3.51m x 2.67m)

Artex ceiling. UPVC double-glazed window to rear elevation. Electric panel heater. Sliding door from Landing.

### **BEDROOM TWO**

11'6 x 8'1 (3.51m x 2.46m)

Artex ceiling. UPVC double-glazed window to front elevation. Built-in cupboard housing lagged hot water tank plus solar panel unit.

### **OUTSIDE**

FRONT: Open-plan forecourt.

SIDE: Open-plan sideways adjoining the house providing OFF STREET PARKING FOR TWO CARS.

REAR: Depth: 23'0 (7.01m) Width: 13'0 (3.96m) Paved garden with easterly aspect and fenced surround. Side pedestrian gate. Water tap.

### **COUNCIL TAX**

Band 'C' - £1,938.59 per annum (2025-26).

### **EPC**

Energy Rating 'C' (Floor Area 63 sq m approx).

### **VIEWING**

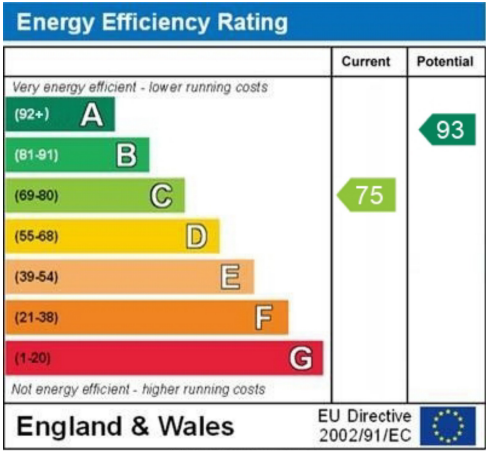
By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(18017/055401)











WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

