



£255,000
17 Benham Drive
Portsmouth, PO3 5QW

PROPERTY SUMMARY

OFF ROAD PARKING!!! Jeffries & Dibbens are delighted to market for sale this two bedroom, semi-detached property located in Benham Drive, Hilsea. Accommodation to the ground floor comprises a 15ft reception room and a 12ft modern fitted kitchen. The first floor offers two bedrooms and a fitted shower room. Additional benefits include double glazing throughout, electric heating, a 32ft west-facing garden with side pedestrian access and an off road parking space. Contact our Portsmouth branch to arrange an internal viewing! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure PVC double glazed window to side aspect, door to storage cupboard housing meters, door to reception room.

RECEPTION ROOM 15' 7" x 12' 7" (4.75m x 3.84m) PVC double glazed window to front aspect, wall mounted electric heater, feature electric fireplace, spiral stairs to first floor, door to kitchen.

KITCHEN 12' 6" x 7' 5" (3.81m x 2.26m) PVC double glazed window and door to rear aspect, wall and base units, tiled to principal areas, fitted oven and hob, plumbing for washing machine, space for fridge/freezer, laminate work surfaces, composite sink and drainer, spot lighting.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 12' 6" x 8' 2" (3.81m x 2.49m) PVC double glazed window to front aspect, wall mounted electric heater, fitted wardrobe.

BEDROOM TWO 12' 6" max x 7' 6" (3.81m x 2.29m) PVC double glazed window to rear aspect, loft hatch, wall mounted electric heater, cupboard housing water tank.

SHOWER ROOM Obscure PVC double glazed window to side aspect, extractor, wall mounted electric heater, walk in shower with rainfall shower, vanity unit with concealed cistern WC, ceramic wash basin.

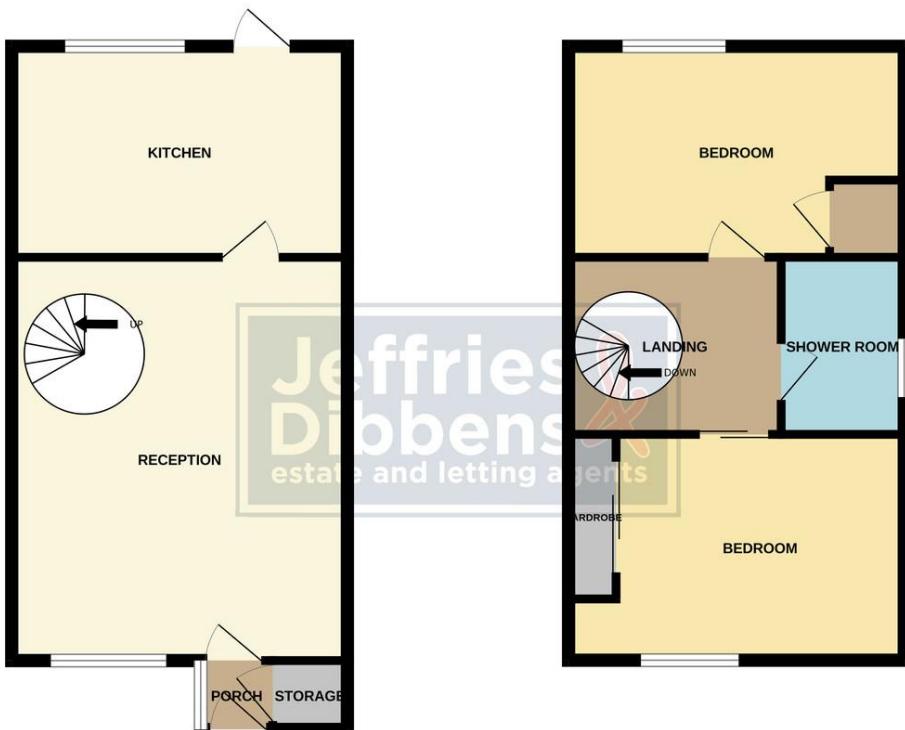
REAR GARDEN 32' (9.75m) Fully enclosed, mainly laid to lawn with patio area, side access, west facing, outside tap, wooden shed.

OUTSIDE Off road parking for one car.



GROUND FLOOR

1ST FLOOR



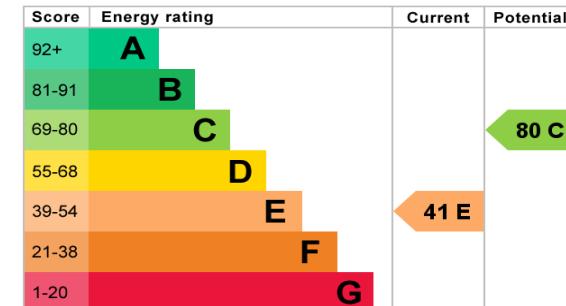
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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