



Melville Road, GOSPORT, PO12 4QU

welcome to

Melville Road, GOSPORT

** Great for Schools and Shops ** Perfect for Bus and Road Links ** No Onward Chain ** Ideal First Time Buy ** Viewing is a Must! **

Lounge/Diner

24' 1" x 13' 2" (7.34m x 4.01m)

Door to front access, UPVC double glazed window to front elevation, stairs to first floor landing, three radiators, cupboard housing electric, doorway to:

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl stainless steel sink and drainer unit, integrated oven, hob with extractor over, space for washing machine and undercounter fridge and freezer, space for dining table and chairs.

Rear Lobby

UPVC door to rear garden, wall mounted gas boiler, door to:

Bathroom

UPVC double glazed window to rear elevation, bath, wc, wash hand basin, heated towel rail, tiled surrounds.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

13' 2" x 10' 1" (4.01m x 3.07m)

UPVC double glazed window to front elevation, radiator.

Bedroom 2

13' 7" x 10' (4.14m x 3.05m)

UPVC double glazed window to rear elevation, in-built storage cupboards, radiator.

Outside

To the rear the garden is laid to lawn with a shed and enclosed by fencing.

Parking

Parking space to the rear.





view this property online fox-and-sons.co.uk/Property/GOS112987



welcome to

Melville Road, GOSPORT

- Two Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Parking to Rear
- Lounge/Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£214,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS112987



Property Ref:
GOS112987 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk