

Melville Road, Elson,
Gosport, Hampshire, PO12 4QX

£195,000



Middle Terraced House
Two Reception Rooms
Bathroom
Gas Central Heating

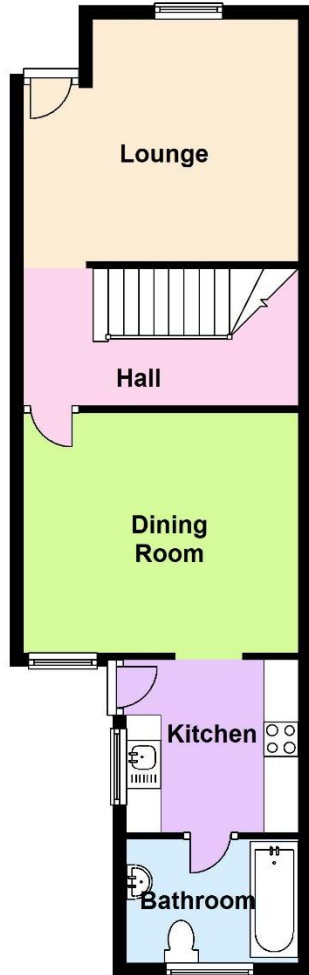
Two Bedrooms
En-Suite Shower Room To Bedroom 1
PVCu Double Glazing
Garage

023 9258 5588

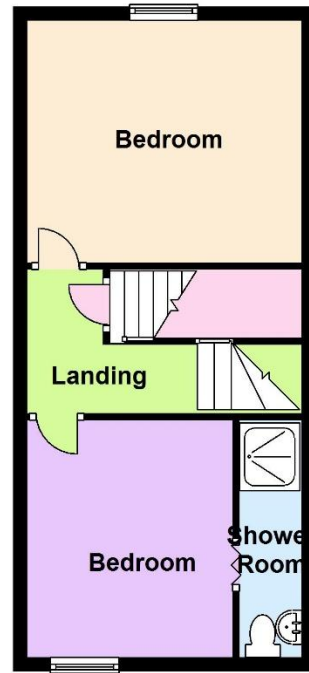
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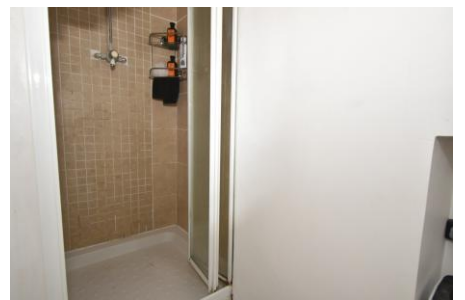
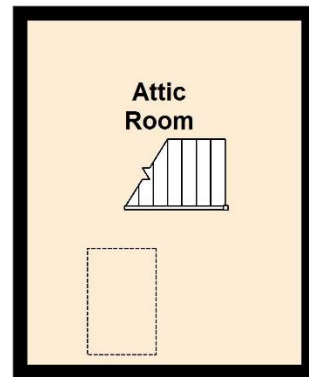
Ground Floor



First Floor

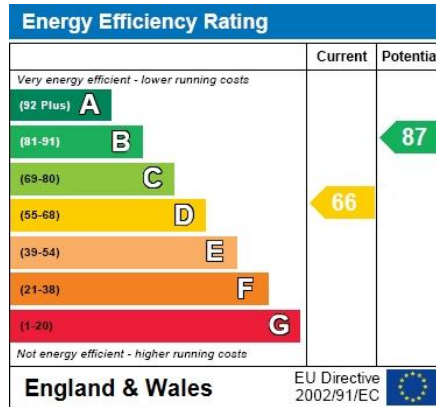


Second Floor



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Lounge	13'2" (4.01m) x 11'0" (3.35m) PVCu double glazed window and front door, radiator, coved ceiling.
Dining Room	13'2" (4.01m) x 11'11" (3.63m) PVCu double glazed window, radiator, picture rail, coved ceiling.
Additional Lobby Area	With stairs to first floor, understairs recess.
Kitchen	7'11" (2.41m) x 7'4" (2.24m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, space for fridge/freezer, PVCu double glazed window and door to garden, ceramic tiled floor, additional appliance recess.
Bathroom	7'11" (2.41m) x 5'5" (1.65m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., radiator, cupboard with wall mounted gas central heating boiler, plumbing for washing machine, tiled splashbacks, PVCu double glazed window, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Stairs to boarded out attic area with roof window.
Bedroom 1	13'1" (3.99m) x 10'11" (3.33m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'10" (3.3m) x 9'1" (2.77m) PVCu double glazed window, radiator, coved ceiling.
En-Suite Shower Room	10'10" (3.3m) x 3'7" (1.09m) Shower cubicle, low level W.C., hand basin, extractor fan, ceramic tiled floor.
OUTSIDE	
Rear Garden	With pedestrian gate to rear service road.
Garage	
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.