



Appointment Date

Time

Owners Name

Melville Road, Elson, Gosport, PO12 4QX

£129,950



- End Of Terraced House
- Extended Lounge
- PVCu Double Glazing
- 16`8 x 13`10 Garage

- Two Bedrooms
- Modern Bathroom With White Suite
- Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport,  
Hampshire, PO12 1PE  
Email: office@dimon-estate-agents.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	75
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		67	71
	EU Directive 2002/91/EC		

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. Intending purchasers should not rely upon them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The seller does not make or give any representation or warranty in respect of the property nor do we have authority to do so. All fixtures and fittings unless otherwise stated are not included in the sale. We have not tested any apparatus, equipment, fittings or services and no warranty can be given as to their condition. All measurements are approximate.

<b>ENTRANCE HALL</b>	PVCu double glazed front door, single radiator, laminate flooring, stairs to first floor, textured and coved ceiling.
<b>CLOAKROOM</b>	White suite of low level W.C., hand basin, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, textured and coved ceiling.
<b>EXTENDED LOUNGE</b>	17`11 (5.46m) x 11`1 (3.38m) narrowing to 10`8 (3.25m), PVCu double glazed patio door, double radiator, laminate flooring, textured and coved ceiling.
<b>KITCHEN</b>	8`6 (2.59m) x 5`6 (1.68m), 1½ bowl sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, extractor fan, PVCu double glazed window, ceramic tiled floor, textured and coved ceiling, wall mounted gas combination boiler.
<b>ON THE FIRST FLOOR</b>	
<b>LANDING</b>	Access to loft space, textured and coved ceiling.
<b>BEDROOM 1</b>	11`1 (3.38m) x 8`6 (2.59m), PVCu double glazed window, single radiator, laminate flooring, textured and coved ceiling.
<b>BEDROOM 2</b>	11`1 (3.38m) x 6`10 (2.08m), PVCu double glazed window, single radiator, textured and coved ceiling, laminate flooring.
<b>BATHROOM</b>	White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., single radiator, tiled splashbacks, PVCu double glazed window, laminate flooring, textured and coved ceiling, extractor fan.
<b>OUTSIDE</b>	<b>FRONT GARDEN</b> with brick wall and iron gate, laid to shingle. <b>SIDE</b> pedestrian gate to: <b>REAR GARDEN</b> with patio, lawn and flower borders. <b>GARAGE</b> 16`8 (5.08M) x 13`10 (4.22m), with cantilever door, power and light, personal door to garden which is located to the rear of the property and accessed from a rear service road

## VIEWING

Strictly by appointment through Dimon Estate Agents  
Telephone 023 9258 7521

**Directions:** From our office proceed along Stoke Road towards the Town Centre by Walpole Park, turn left into Spring Garden Lane and at the T Junction turn left into Forton Road. Having passed St Vincent College turn right into Mill Lane and proceed straight ahead at the mini roundabout into San Diego Road and take the 3rd turning right into Melville Road. The property will be found approx 1/2 way down on the right hand side.

**Ref:** 1324/15111

