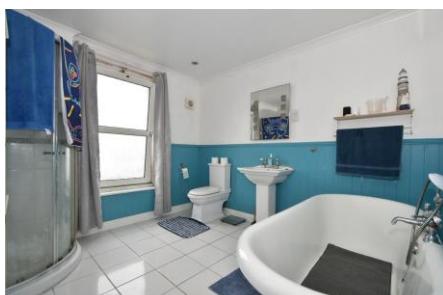


Melville Road, Elson,  
Gosport, Hampshire, PO12 4QX

£235,000



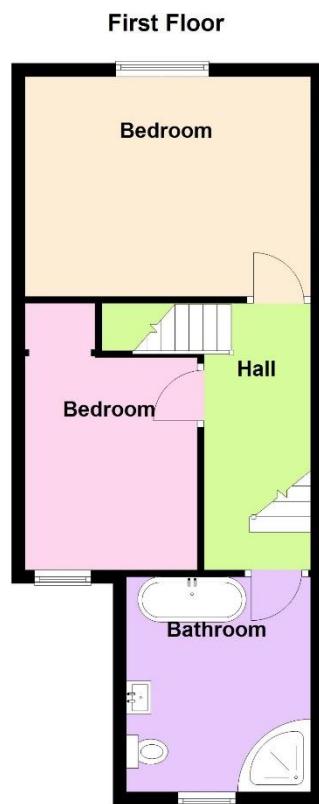
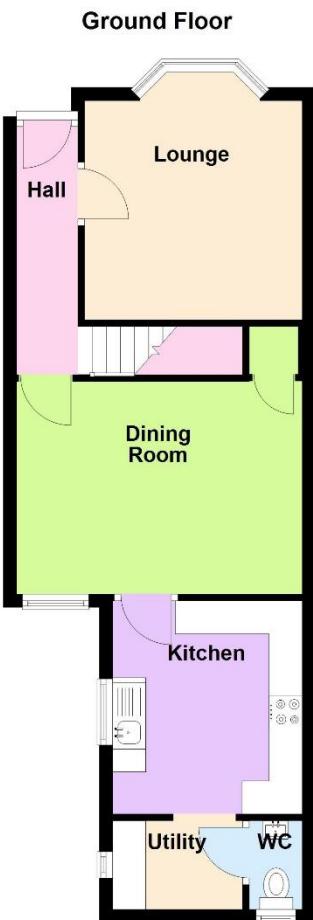
Middle Terraced House  
Two Reception Rooms  
Ground Floor W.C.  
Double Garage  
In Our Opinion, Good Size Accommodation

Three Bedrooms  
Spacious First Floor Bathroom  
Utility Area  
PVCu Double Glazing

**023 9258 5588**

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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, radiator, ceramic tiled floor, stairs to first floor.
Lounge	12'8" (3.86m) Into Bay x 10'9" (3.28m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Dining Room	14'1" (4.29m) x 10'4" (3.15m) Understairs cupboard, PVCu double glazed window, coved ceiling, ceramic tiled floor, radiator.
Kitchen	10'5" (3.18m) x 9'4" (2.84m) Butler sink, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor over, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, coved ceiling.
Rear Lobby / Utility	Plumbing for washing machine, PVCu double glazed window and door to garden, ceramic tiled floor, wall mounted gas central heating boiler.
Cloakroom Off	With low level W.C., hand basin, chrome heated towel rail, PVCu double glazed window, ceramic tiled floor.
<b>ON THE 1ST FLOOR</b>	
Bedroom 1	14'1" (4.29m) x 10'10" (3.3m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	10'5" (3.18m) x 8'6" (2.59m) PVCu double glazed window, cupboard recess, laminate flooring.
Landing	Paddle staircase to 2nd floor, radiator.
Bathroom	10'4" (3.15m) x 9'4" (2.84m) White suite of bath with claw feet, antique style mixer tap, shower attachment, pedestal hand basin, low level W.C., separate shower cubicle, ceramic tiled floor, PVCu double glazed window, coved ceiling.
<b>ON THE 2ND FLOOR</b>	
Landing	
Bedroom 3	12'0" (3.66m) x 10'9" (3.28m) Skeiling ceilings, 2 roof windows, laminate flooring, double radiator, access to eaves.
<b>OUTSIDE</b>	
Front Garden	With wall, tiled path, flower borders.
Rear Garden	With decking, decorative stone, borders.
Garage	19'2" (5.84m) x 13'8" (4.17m) Cantilever door, personal door to garden, power and light.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

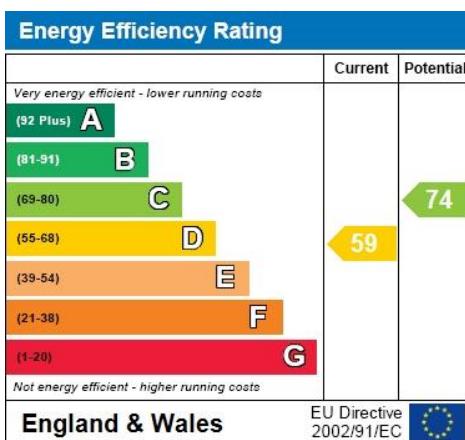
Freehold.

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

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.