

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

£279,000



Semi Detached House
Two Reception Rooms
Good Size Rear Garden
PVCu Double Glazing
No Forward Chain

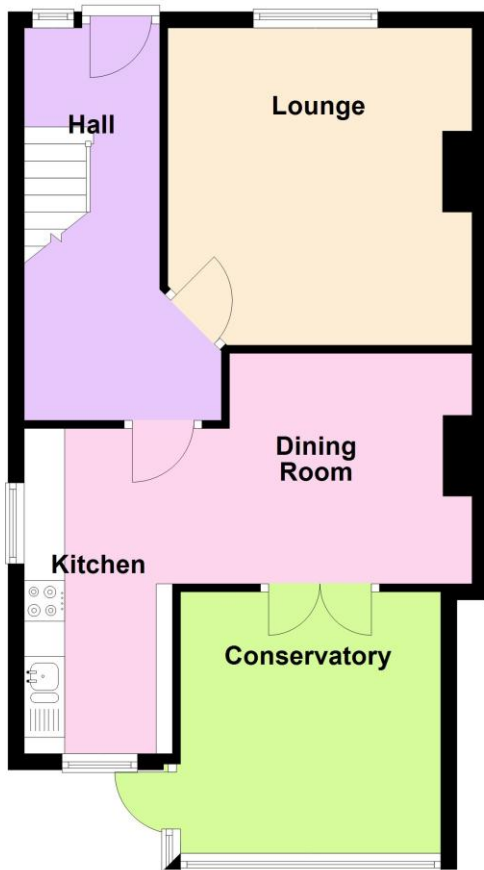
Three Bedrooms
Spacious Conservatory
Car Hardstanding To Rear
Gas Central Heating

023 9258 5588

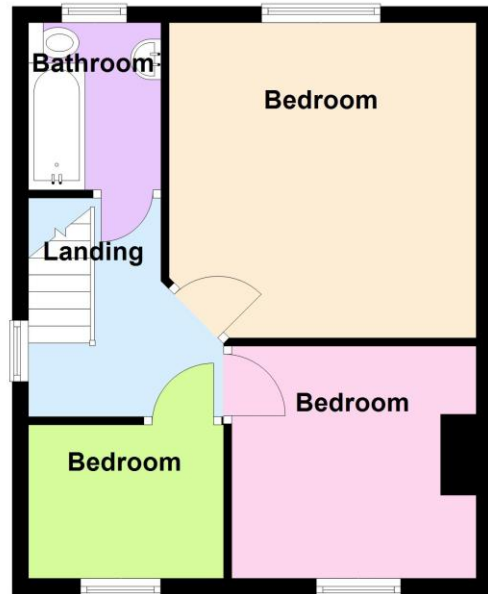
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Ground Floor



First Floor

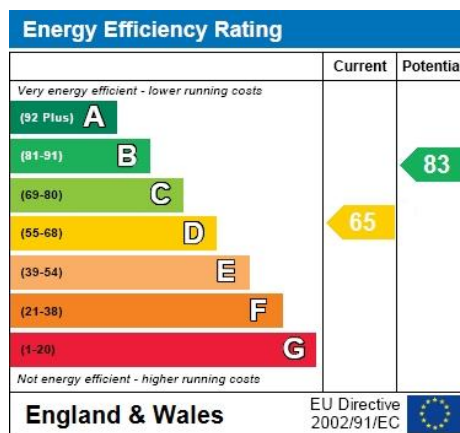


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, radiator, understairs meter cupboard, storage cupboard, dado rail, coved ceiling, stairs to first floor.
Lounge	12'9" (3.89m) x 12'6" (3.81m) PVCu double glazed window, radiator, dado rail.
Kitchen / Dining Room	
Dining Area	12'3" (3.73m) x 9'4" (2.84m) Double radiator, fitted dresser to side of chimney breast, glazed French doors to conservatory.
Kitchen Area	13'1" (3.99m) x 6'0" (1.83m) 1 ½ bowl ceramic sink unit, wall and base units with worksurface over, 4 ring gas hob, tiled splashbacks, wall mounted gas central heating boiler, PVCu double glazed windows, space for fridge, plumbing for washing machine, ceramic tiled floor.
Conservatory	10'7" (3.23m) x 10'7" (3.23m) PVCu double glazed windows and door to garden, laminate flooring, polycarbonate roof, 3 wall lights.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft, coved ceiling, dado rail.
Bedroom 1	12'11" (3.94m) x 12'4" (3.76m) PVCu double glazed window, radiator.
Bedroom 2	9'10" (3m) x 9'4" (2.84m) PVCu double glazed window, radiator.
Bedroom 3	7'10" (2.39m) x 6'2" (1.88m) PVCu double glazed window, radiator.
Bathroom	Panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail.
OUTSIDE	
Front Garden	With slate path, timber gate and fence, borders with fruit bushes and trees, side pedestrian gate to:
Productive Rear Garden	With vegetable and fruit trees, timber chalet, garage, concreted handstanding with double timber gates access via rear service road.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
 For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.