

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

£410,000



Detached House

Three Bedrooms

Separate Kitchen / Family Room

Full Width Garage / Workshop To Rear

Block Paved Hardstanding To Front

Spacious And Well Presented
Accommodation

18`10 x 18`10 Lounge

Utility Room

PVCu Double Glazing & Gas Central
Heating

Low Maintenance Rear Garden

023 9258 5588

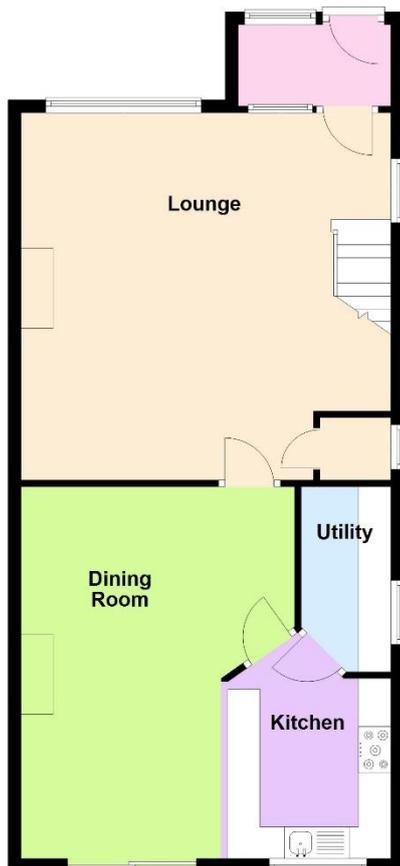
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Ground Floor



First Floor



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Entrance Hall	Composite front door and window adjacent, PVCu double glazed inner door and window to:
Lounge	18'10" (5.74m) x 18'10" (5.74m) PVCu double galzed windows on twin aspect, timber flooring, coved ceiling, 3 radiators, electric wall fire, stairs to first floor, spindled balustrade, storage cupboard with window.
Kitchen / Family Room	19'1" (5.82m) x 18'11" (5.77m) L Shaped, PVCu double glazed window at patio door to garden, laminate flooring, gas fire, radiator, coved ceiling.
Kitchen Area	Single drainer stainless steel sink unit, wall and base units with worksurface over, recess for range style cooker with range cooker to remain, plumbing for dishwasher, tall standing cupboard, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, LED skirting lighting.
Utility Room	8'10" (2.69m) x 4'5" (1.35m) PVCu double glazed window, worktop, plumbing for washing machine, space for dryer, space for fridge/freezer.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, laminate flooring, coved ceiling, access to loft space.
Bedroom 1	13'11" (4.24m) x 9'1" (2.77m) PVCu double glazed window, radiator, fitted wall to wall wardrobes with mirror fronted doors, laminate flooring, coved ceiling.
Bedroom 2	13'9" (4.19m) x 10'11" (3.33m) Max PVCu double glazed window, radiator, built in mirror fronted wardrobes, timber flooring.
Bedroom 3	7'7" (2.31m) x 8'7" (2.62m) Max PVCu double glazed window, timber flooring, radiator, built in mirror fronted wardrobe.
Bathroom	Panelled bath with mixer tap and separate shower over, vanity hand basin, low level W.C., radiator, part timber panelling, PVCu double glazed window, timber flooring, coved ceiling, airing cupboard with wall mounted gas central heating boiler.
OUTSIDE	
Front Garden	Block paved hardstanding for car, side pedestrian access to:
Rear Garden	With paved patio, artificial grass, decorative stones, all designed for low maintenance.
Full Width Garage / Workshop	
Garage	17'2" (5.23m) x 13'11" (4.24m) Electric roller door, PVCu double glazed window, power and light archway to:

Workshop

17'8" (5.38m) x 12'8" (3.86m) PVCu double glazed window, personal door to garden, power and light.

Agents Note

The owner advise us that the up and over door is still present but internally has been boarded across.

Services

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

Tenure

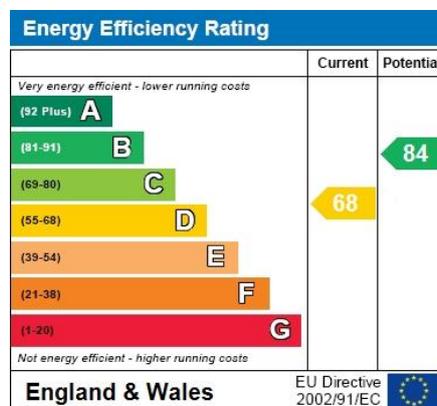
Freehold.

Council Tax

Band D.

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.