



**£225,000**

**37 Melville Road**

Elson, Gosport, Hampshire, PO12 4QU

This beautifully updated, open-plan home offers a stylish and welcoming space, perfect for first-time buyers. Offered with no forward chain, the property features a contemporary kitchen installed in 2023 and a modern bathroom. The spacious living area benefits from a wood burner, creating a cosy atmosphere for those colder evenings, while upstairs you'll find two generous double bedrooms. Outside, the westerly facing garden provides the perfect spot to enjoy the afternoon sun, and there's a hard standing area ready for off-road parking. To arrange your viewing, please contact the Gosport team – phone lines are open until 8PM.

- 2 
- 1 
- 1 





**PORCH**

**LOUNGE/DINER 20' 2" x 11' 8" (6.16m x 3.57m)**

**KITCHEN 14' 3" x 8' 6" (4.36m x 2.61m)**

**BATHROOM 8' 6" x 5' 5" (2.60m x 1.66m)**

**BEDROOM ONE 11' 8" x 9' 5" (3.57m x 2.88m)**

**BEDROOM TWO 9' 10" x 9' 1" (3.01m x 2.77m)**

**GARDEN Westerly Facing**

**HARDSTANDING TO REAR POTENTIAL PARKING**



GROUND FLOOR

1ST FLOOR

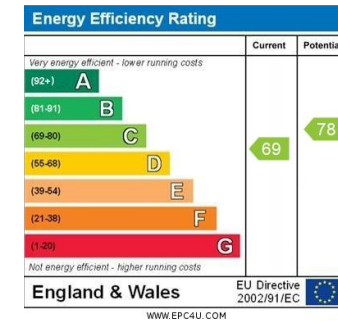


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk