

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

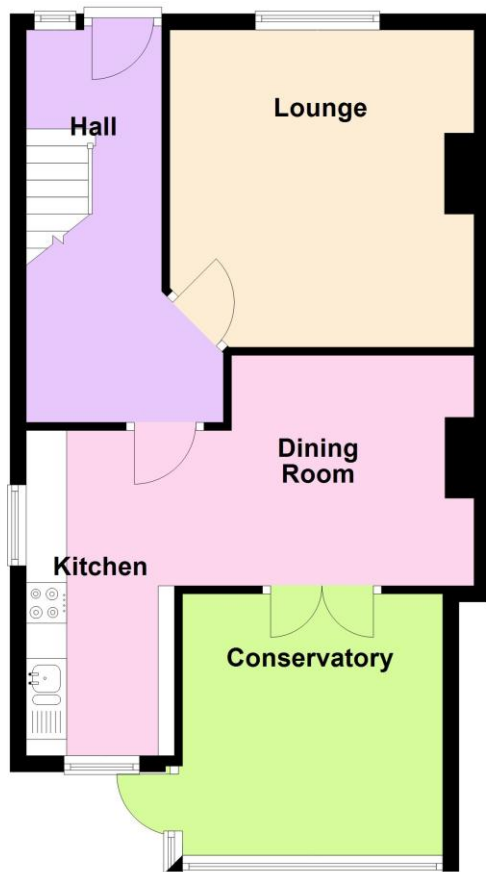
Three Bedrooms  
Spacious Conservatory  
Car Hardstanding To Rear  
Gas Central Heating

**023 9258 5588**

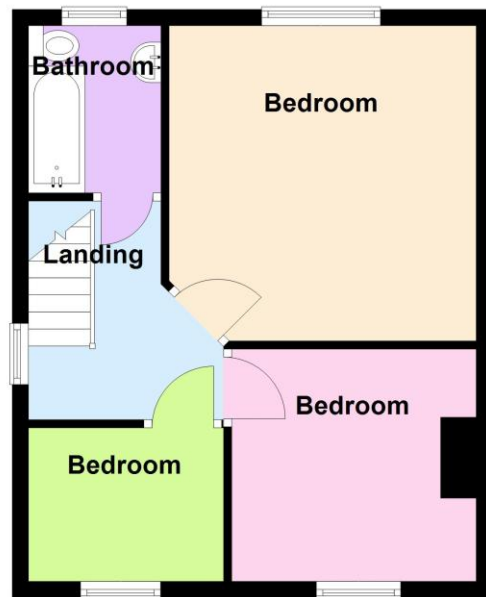
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**Ground Floor**



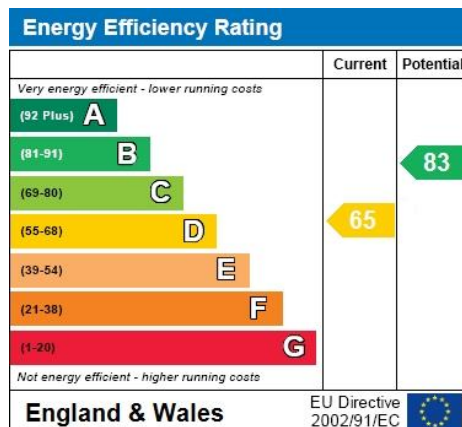
**First Floor**



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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, side pedestrian gate to:                                                                                                                                                                                                                 |
| Productive Rear Garden | With vegetable and fruit trees, 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: |
| <p>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.</p> |       |                 |