

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

£185,000



Middle Terraced House  
Two Reception Rooms  
PVCu Double Glazing  
Car Hardstanding To Rear

Two Bedrooms  
En-Suite Shower Room To Bedroom 1  
Gas Central Heating  
In Our Opinion, An Ideal Starter Home

**023 9258 5588**

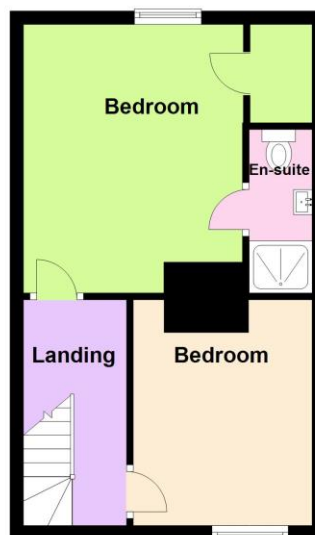
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Ground Floor



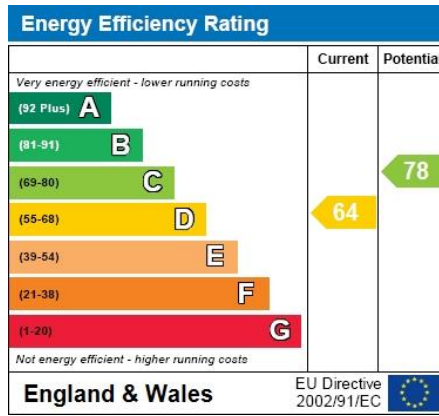
First Floor



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Entrance Hall	PVCu double glazed front door, radiator, laminate flooring.
Lounge	13'2" (4.01m) Into Recess x 10'11" (3.33m) Fireplace with timber surround and tiled inset, PVCu double glazed window and radiator.
Dining Room	11'2" (3.4m) x 11'0" (3.35m) Into Recess Tiled fireplace, PVCu double glazed window, radiator, built in dresser to side of chimney breast, laminate flooring, understairs cupboards and recess.
Kitchen	9'11" (3.02m) x 7'4" (2.24m) 1 1/2 bowl sink unit, white fronted wall and base units with worksurface over, gas cooker point, plumbing for washing machine, breakfast bar area, PVCu double glazed window, ceramic tiled floor, tiled splashbacks, tall standing radiator, cooker extractor canopy, wall mounted gas central heating boiler concealed within cupboard.
Rear Lobby	With PVCu double glazed door to sideways, ceramic tiled floor.
Bathroom	White suite of bath with shower and screen, pedestal hand basin, low level W.C., heated towel rail, 1/2 tiled walls, full tiled to shower area, PVCu double glazed window, ceramic tiled floor.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space with pull down loft ladder.
Bedroom 1	13'2" (4.01m) x 10'9" (3.28m) PVCu double glazed window, radiator, built in cupboard.
En-Suite Shower Room	White suite of shower cubicle with aqua panel splashbacks, vanity hand basin, W.C., chrome heated towel rail, inset lighting.
Bedroom 2	11'1" (3.38m) Into Recess x 8'9" (2.67m) PVCu double glazed window, radiator.
<b>OUTSIDE</b>	
Rear Garden	With paved patio and path, lawn, timber gate leading to car handstanding which is accessed from rear service road.





Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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 you legal representative to confirm this information before exchanging contracts.