



**12 Melville Road,
Gosport, Hampshire,
PO12 4QX**

Offers Over: £199,995

Freehold

An opportunity to purchase a 2 double bedroom 1900's terraced home. The property has undergone alteration and improvement to include a modern refitted kitchen and shower room. The property also boasts double glazing and central heating plus a timber garage/workshop at the rear of the garden and is conveniently situated for local schools and amenities. Chain free sale.

Property

The accommodation comprises:

Double glazed front door to:

Living Room: 12'6 x 10'3 (3.81m x 3.12m)

With a double glazed window to the front elevation, radiator and coved ceiling. There is a meter's cupboard and electric fire with timber surround.

Kitchen/Breakfast Room: 9'4 x 9'4 (2.84m x 2.84m)

Refitted with a range of wall and base units with contrasting work surfaces, splashback tiling, chrome sockets and tile-effect laminate wood flooring. There is a breakfast bar to one wall, an integrated electric oven and gas hob and neatly tucked away in the under stair cupboard is space for a fridge and freezer. There is a double glazed window to the rear, coved ceiling and an inset single drainer one and a half bowl sink unit with chrome mixer above. There is an open plan arrangement to the:

Rear Lobby:

With double glazed door leading out to the side and stairs to the first floor.

Shower Room: 7'1 x 6'8 (2.16m x 2.03m)

Refitted and comprising of double shower cubicle with sliding glass door and twin chrome shower heads. There is splashback and wet board finish to the walls, tile-effect vinyl flooring,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



concealed cistern WC, modern vanity basin comprising square sink with cupboards beneath and chrome mixer. There is a double glazed window to the rear, radiator and coved ceiling.

First Floor Landing:

Access to loft space.

Bedroom 1: 10'5 x 10'3 (3.17m x 3.12m)

With a double glazed window to the front elevation, radiator, four door fitted wardrobe and coved ceiling.

Bedroom 2: 10'9 x 9'10 (3.28m x 3.00m)

Double glazed window to the rear elevation, radiator, three door fitted wardrobe and coved ceiling.

Outside:

There is an area of shingle and artificial lawn, timber boundary enclosures, outside tap.

Garage/Workshop: 16'4 x 11'10 (4.98m x 3.61m)

Of timber construction with timber vehicular door leading out to a rear service road, fitted light, courtesy door to the front and double glazed window.

Charges

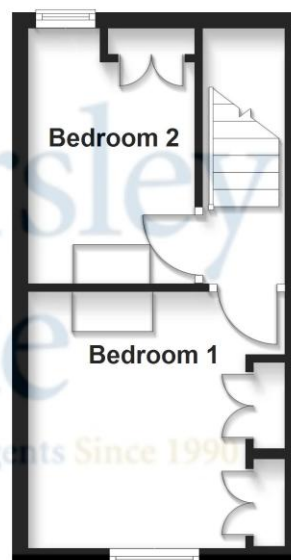
Council Tax Band: A

624 sq.ft. (Approximate floor area derived from the EPC)

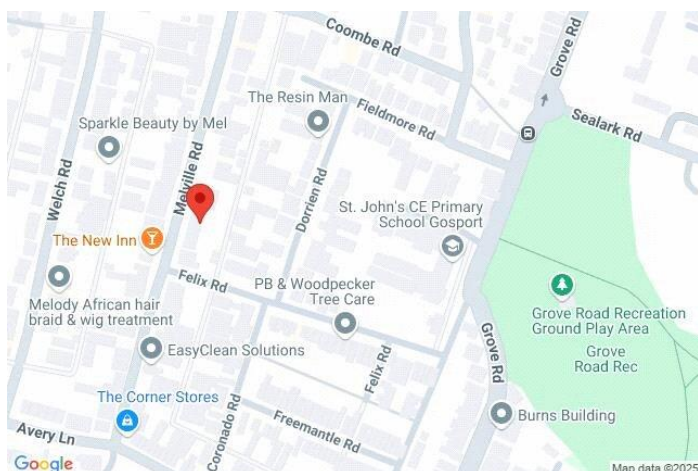
Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



Directions

Proceeding into Gosport along Brockhurst Road, turn left into Avery Lane and continue until Melville Road on your left.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.