



55 Pantheon Road, Chandler's Ford, SO53 2PD

£1,600 Per Calendar Month

A modern four-bedroom link detached family home situated in a convenient location and close to Scantabout Primary and Thornden Secondary schools. On the ground floor is a good sized kitchen, sitting room, separate dining room and cloakroom and on the first floor four bedrooms including an en suite to bedroom one. Externally there is a driveway providing off road parking for approximately 2 vehicles and a garage. The rear garden has areas laid to shingle, lawn and paving with a side gate providing rear access.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs cupboard.

Cloakroom:

7'7" x 3'5" (2.31m x 1.04m) White suite with chrome fittings comprising wash hand basin, WC.

Kitchen:

12' x 9'2" (3.66m x 2.79m) Gas cooker, integrated extractor hood, washing machine, dishwasher, fridge/freezer, wall mounted boiler.

Sitting Room:

17'2" x 11'8" (5.23m x 3.56m) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

15'4" x 8'11" (4.67m x 2.72m) Wall mounted shelving unit.

First Floor

Landing:

Built in airing cupboard housing water tank.

Bedroom 1:

11'8" max x 9'10" max (3.56m x 3.00m) plus dressing area measuring 14'10" x 5'3" (4.52m x 1.60m) including built in wardrobes.

Ensuite:

8'10" x 6'4" (2.69m x 1.93m) Comprising shower in cubicle, wash hand basin, bidet, WC.

Bedroom 2:

13'6" x 7'1" (4.11m x 2.16m)

Bedroom 3:

12'6" x 7'5" (3.81m x 2.26m)

Bedroom 4:

8'5" x 7'2" (2.57m x 2.18m)

Bathroom:

8'10" x 7'11" (2.69m x 2.41m) Comprising bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, driveway with approximately two parking spaces.

Rear Garden:

Measures approximately 45' x 27' and comprises paved patio area, lawn, shingle, planted beds, and a gate providing rear access.

Garage:

16'7" x 8'8" (5.05m x 2.64m) Up-and-over door, power and light.

OTHER INFORMATION

Availability:

25 February 2025

Management:

Tenant find only

Deposit:

£1846.00

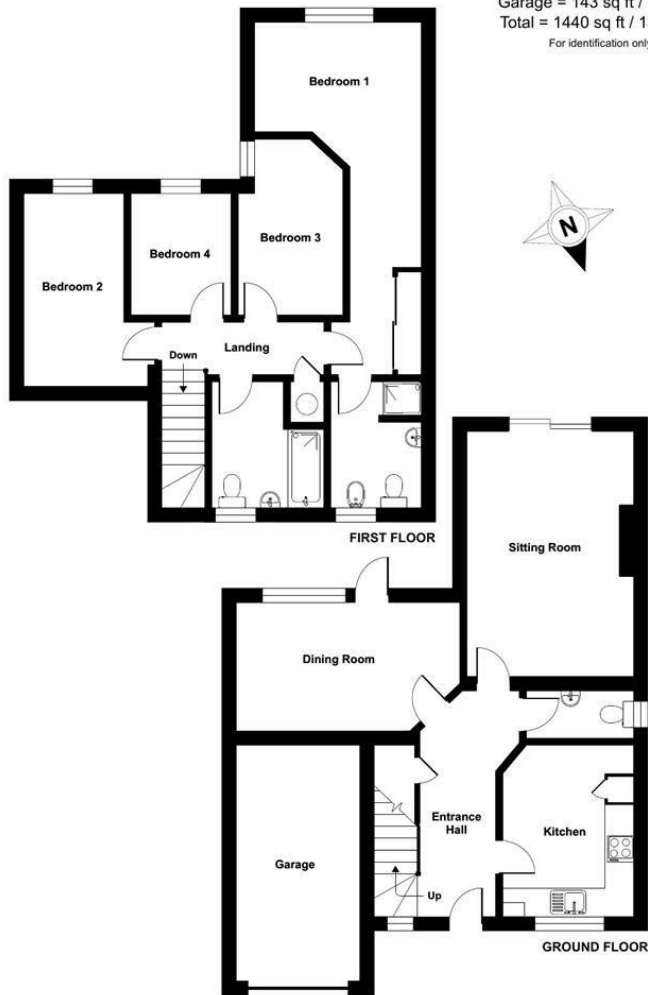
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

Ground Floor = 627 sq ft / 58.2 sq m
 First Floor = 670 sq ft / 62.2 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 1440 sq ft / 133.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1080173

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