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For Sale
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56 Pantheon Road, Chandler's Ford, SO53 2NS

£325,000

Located on the desirable Pantheon Road in Scantabout, Chandler's Ford, this neo-georgian terraced house presents an excellent opportunity for those looking to create their dream home. With three generous bedrooms, this property is perfect for families or those seeking extra space. The spacious living room offers a welcoming atmosphere, ideal for both relaxation and entertaining. One of the standout features of this home is the magnificent 140' rear garden, providing ample outdoor space for gardening, play, or entertaining. While the property is in need of updating, it offers a blank canvas for buyers to personalise and enhance to their taste. Additionally, the absence of a forward chain ensures a smooth and efficient purchasing process. Conveniently located, this home is within walking distance to the highly regarded Scantabout & Thornden Schools, making it an attractive option for families with children. The property is also well-positioned for easy access to the centre of Chandler's Ford and junction 12 of the M3, providing excellent transport links for commuters. Completing this property is a garage, offering valuable storage space or potential for further development. This house is a rare find in a highly sought-after area, making it a must-see for anyone looking to invest in a home with great potential. Don't miss the chance to view this property and envision the possibilities it holds.

ACCOMMODATION

Ground Floor

Entrance lobby:

Sitting Room:
14'8" x 11'10" (4.46m x 3.60m) Fireplace, archway to dining area.

Dining Area:
8'0" x 7'11" (2.45m x 2.41m) Patio doors to rear garden, Stairs to first floor.

Kitchen:
8'8" x 7'8" (2.63m x 2.34m) Range of units, electric oven, gas hob with extractor hood over, cupboard housing boiler.

Rear lobby:
Door to rear garden, understairs storage cupboard.

First Floor

Landing:
Hatch to loft space, storage cupboard.

Bedroom 1:
14'3" x 9'11" (4.35mx 3.02m) Fitted wardrobes.

Bedroom 2:
11'11" x 8'7" (3.63m x 2.62m)

Bedroom 3:
8'8" x 8'1" (2.64m x 2.46m)

Bathroom:
Suite comprising bath with shower unit over, wash basin, airing cupboard.

Cloakroom:
WC.

OUTSIDE

Front:
To the front of the property is a gravel driveway and adjacent lawned area.

Rear garden:
The rear garden is approximately 140 ft in length with patio area, lawned areas, enclosed by hedging and fencing.

Garage:
17'11" x 8'1" (5.45m x 2.46m) Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1976

Approximate Area:
1027 sq ft / 95.3 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
Double glazing

Loft Space:
Partially boarded with connected light

Infant/Junior School:
Scantabout Primary School

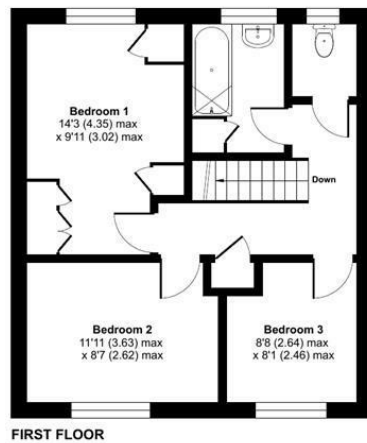
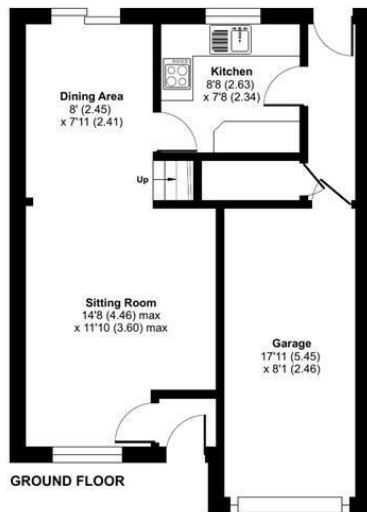
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 403 sq ft / 37.4 sq m
 First Floor = 479 sq ft / 44.5 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1027 sq ft / 95.3 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		
(69-80) C		
(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	

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