



Eastholme Latchingdon Road, Cold Norton, CM3 6HR

An application for outline planning is currently pending to replace the existing detached 4 bedroom bungalow with a 2 storey dwelling. Planning Application 25/00432/OUT submitted via Maldon council. Additionally it may be possible to convert the triple garage into an annexe subject to planning permission. The existing property requires modernisation and improvement throughout, the structure in the main is timber and all parties are recommended to ascertain if they are able to get a mortgage before proceeding further to avoid unnecessary wasted time for all parties. The accommodation currently offers 4 bedrooms, 3 reception rooms, 3 bathrooms/shower rooms, kitchen and utility room, externally there is a triple garage. The plot is approx 1/3 of an acre in a rural setting on the periphery of the sought after village of Cold Norton, backing and siding on to fields, LPG gas heating and mains services are connected (no mains gas to the property) Tenure: Freehold. Council Tax Band: E. EPC: TBA.



Offers in excess of £400,000

ACCOMMODATION

Entrance door to:

PORCH

Obscure glazed door and side light to:

HALL

Radiator, airing cupboard, doors to:

BEDROOM 14 x 12 (4.27m x 3.66m)

Sealed unit glazed window to front, radiator.

BEDROOM 15'1 x 10 (4.60m x 3.05m)

Sealed unit glazed window to rear and side, radiator.

BEDROOM 13 x 11'4 (3.96m x 3.45m)

Sealed unit glazed window to side, radiator, door to ensuite and second lounge creating annexe potential with the existing accommodation.

ENSUITE

Obscure Sealed unit glazed window to side, radiator, 3 piece suite.

BEDROOM 10 x 8'3 (3.05m x 2.51m)

annexe potential with the existing accommodation

LOUNGE 2 18'6 x 15 (5.64m x 4.57m)

Sealed unit glazed window to front and two to side, radiator, fire place, door to bedroom creating annexe potential with the existing accommodation (see above and floor plan)

CONSERVATORY 21'2 12'1 (6.45m 3.68m)

2 Sealed unit glazed windows to rear, door to rear, 4 x radiator.

BATHROOM

Obscure sealed unit glazed window rear, radiator, 3 piece suite.

SHOWER ROOM

Obscure Sealed unit glazed window rear, radiator, 3 piece suite.

MAIN LOUNGE DINER 24'8 x 14<8 (7.52m x 4.27m<2.44m)

Two sealed unit glazed windows to side, double doors to front, 2 radiators, door to:

KITCHEN 15'6 x 13 I-shape (4.72m x 3.96m I-shape)

Sealed unit glazed window to side and rear, radiator, range of base and wall units, door to:

UTILITY ROOM 6 x 4 (1.83m x 1.22m)

Door to side garden LPG gas boiler.

OUTSIDE**TRIPLE GARAGE****GARDENS**

Laid predominately to lawns with trees, shrubs and flower beds, backing and siding on to fields.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly

not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- 4 BEDROOMS
- 3 BATH/SHOWER ROOMS
- 2 LOUNGES
- KITCHEN & UTILITY
- TRIPLE GARAGE
- 1/3 ACRE PLOT APX
- PLANNING APPLICATION PENDING + FURTHER POTENTIAL
- LPG HEATING
- TENURE FREEHOLD
- COUNCIL TAX BAND:E. EPC: TBA.

