



Latchingdon road, Cold Norton, CM3 6JG
Offers in excess of £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN & LARGE PLOT of 0.4 ACRES/MODERNISATION REQUIRED!! An exceptional opportunity awaits in the highly sought-after village of Cold Norton, with the introduction of this delightful three/four bedroom detached chalet bungalow with large plot. Offered with a guide price of £500,000, this property presents a unique chance for prospective buyers to acquire a home on an impressive plot, ripe for personalisation and enhancement. This expansive outdoor space provides immense potential for landscaping or even considering future extensions, subject to the necessary planning permissions. The property currently offers ample parking, a significant advantage for families or those with multiple vehicles, ensuring convenience and ease of access.

Internally, the bungalow features three/four bedroom and shower room, lounge and kitchen. One of the most significant advantages of this listing is that it is offered with NO ONWARD CHAIN. In summary, this three/four bedroom chalet bungalow in Cold Norton represents a superb opportunity for anyone seeking a property with significant potential. Its generous plot, popular location, ample parking, and the absence of an onward chain combine to create a compelling offering. While MODERNISATION IS REQUIRED, this simply provides the perfect opportunity to transform this house into a truly magnificent home tailored precisely to your tastes and requirements. Council Tax Band D. Energy Performance Certificate F.

First Floor

Bedroom

14'1 x 14'1 (4.29m x 4.29m)

Pvc double glazed window, radiator. Eaves storage cupboards

Bedroom

14'1 x 9'10 (4.29m x 3.00m)

Pvc double glazed window, radiator. Storage cupboard.

Small Landing

Stairs down to lounge

Ground Floor

Entrance Hall

Entrance door, doors to

Bedroom

12'10 x 12' (3.91m x 3.66m)

Dual aspect windows, radiator.

Bedroom/Dining Room

Pvc double glazed windows, radiator.

Shower Room

Pvc double glazed window, two pice wuite with walk in shower and wash hand basin.

Cloakroom

Pvc double glaed window, wc.

Kitchen

12'4 x 7'8 (3.76m x 2.34m)

Pvc double glazed window an door to lean to. Base and wall cabinets, sink and drainer unit. Floor mounted oil boiler (not checked)

Lounge

16'10 x 15'3 (5.13m x 4.65m)

Two pvc double glazed windows, radiator, brick fire place.

Lean To

Windows and doors to garden.

Garage

18'10 x 9'3 (5.74m x 2.82m)

Access doors and door to side.

Frontage

Ample parking on the driveway with access to the garage.

Rear Garden

This impressive garden is well stocked with flowers/bushes and offers lawned areas

Probate Information

We understand that Grant of Probate has been granted

Agents Note, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £30 per purchaser (including VAT) will apply.

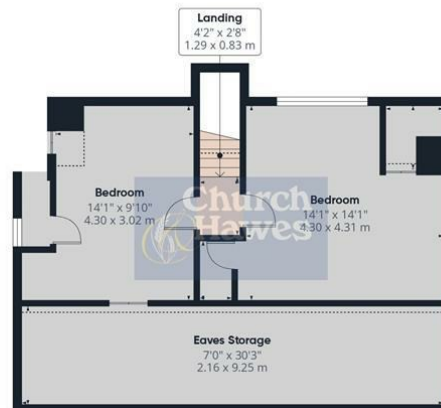
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾1529 ft²142.1 m²

Reduced headroom

220 ft²20.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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