



 **15**
Bedrooms

 **3**
Bathrooms

 **5**
Receptions



- LARGE DETACHED PROPERTY
- WEALTH OF OPPORTUNITIES
- FRONT AND REAR PARKING
- MULTIPLE FIRE EXITS
- LIFT ACCESS TO FIRST FLOOR
- NO ONWARD CHAIN

Bonds of Essex are pleased to offer for sale this large detached property situated less an a minute from seafront and town centre in Carnarvon Road. Currently being used as Clacton's Citizens Advice Bureau but offering a wealth of opportunities for change of use. Boasts multiple office, kitchen and toilet facilities with ample parking to the rear and front. There is also lift access to first floor, loft storage space with possible conversion and multiple fire exits. It will be offered with no onward chain and vacant possession. In our opinion ideal for property development.

Office / Room 1 13' 6" x 13' 1" (4.11m x 3.99m)

Double glazed bay window to front, radiator, laid with carpet. Doors to:

Office / Room 2 11' 4" x 8' 2" (3.45m x 2.49m)

UPVC door to front, double glazed window to front, laid with carpet. Further doors to:

Office / Room 3 21' 4" x 12' 4" (6.50m x 3.76m)

Double glazed window to side, radiator, laid with carpet. Two further doors to:

Office / Room 4 12' 4" x 8' 2" (3.76m x 2.49m)

Double glazed window to rear, laid with carpet.

Office / Room 5 17' 8" x 7' 5" (5.38m x 2.26m)

Double glazed window to side, radiator, laid with carpet.

Further Office / Room 6 ' x ' (0.00m x 0.00m)

Seperate Male & Female W/C. Door to rear access. Door to kitchen area.

Kitchen 17' 2" x 9' 0" (5.23m x 2.74m)

X2 Double glazed windows to side, radiator, laid with linoleum.

Office / Room 7 12' 4" x 7' 1" (3.76m x 2.16m)

X3 Double glazed windows to rear and side, radiator, laid with carpet.

Downstairs W/C ' x ' (0.00m x 0.00m)

Double glazed window to rear.

Entrance Hallway ' x ' (0.00m x 0.00m)

Main entrance door, lift and stairs to first floor, Laid with carpet, doors to:

Office / Room 8 8' 9" x 12' 4" (2.67m x 3.76m)

Double glazed bay window to front, radiator, access to walk in boiler room, laid with carpet.

First Floor Hallway 0.00m x 0.00m (0' x 0')

Access to loft space, laid with carpet, lift and stairs to ground floor, doors to:

First Floor Office / Room 9 15' 7" x 12' 9" (4.75m x 3.89m)

Double glazed bay window to front, original fireplace, radiator, laid with carpet.

First Floor Office / Room 10 17' 2" x 10' 3" (5.23m x 3.12m)

Double glazed bay window to front, access to walk in storage cupboard, radiator, laid with carpet.

First Floor Office / Room 11 12' 4" x 12' 3" (3.76m x 3.73m)

Double glazed bay window to rear, original fireplace, laid with carpet.

First Floor Inner Hallway ' x ' (0.00m x 0.00m)

Access to rear fire escape, doors to multiple offices and first floor kitchen on left hand side.

Kitchenette 8' 8" x 8' 1" (2.64m x 2.46m)

Double glazed window to rear, radiator, laid with linoleum.

First Floor Office / Room 12 12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to rear, radiator, laid with carpet.

First Floor Office / Room 13 15' 6" x 7' 7" (4.72m x 2.31m)

Double glazed window to rear, radiator, laid with carpet.

First Floor Landing Split ' x ' (0.00m x 0.00m)

Small staircase to office and W/C.

First Floor Office / Room 14 13' 7" x 11' 6" (4.14m x 3.51m)

Access to fire escape, double glazed window to side, access to loft space, radiator, laid with carpet.

Loft Space 0.00m x 0.00m (0' x 0')

Partially boarded (Assumed) Storage room (L: 12.3ft W:9.3ft) fitted with sky light.

Rear Exterior 0.00m x 0.00m (0' x 0')

Storage / Bike shed brick built (L: 7.7ft W: 6.7ft) Rear parking for 4/5 cars.

Front Exterior 0.00m x 0.00m (0' x 0')

Front block paved area with parking for 4 cars. Small grass area. Path leading to main entrance door.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AWAITING EPC

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Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.