



Asking Price £175,000  
Blenheim Ct, Blenheim Road, CO15



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions







- TWO BEDROOM MAISONETTE
- FREEHOLD
- WELL PRESENTED THROUGHOUT
- CLOSE TO SEAFRONT AND LOCAL AMENITIES
- GARAGE AND REAR PRIVATE GARDEN
- EPC - C COUNCIL TAX BAND - B

Bonds of Essex are pleased to bring to sale this well presented TWO BEDROOM MASIONETTE for sale in Blenheim Court, Blenheim Road, located in the sought after Royals area. The property is spacious throughout and offers two double size bedrooms, garage, front and rear separate gardens. Benefits from being full double glazed, gas central heating and a stunning electric fire place. This property comes FREEHOLD with the communal space being owned by the local council. EPC - C & Council Tax Band - B. Please call in today for further information or to arrange an internal viewing on 01255 420222.

**Lounge** 16' 5" x 12' 7" (5.00m x 3.84m)

Laid with fitted carpet, double glazed window to rear, radiator and fully electric wall mounted fireplace.

**Kitchen** 7' 9" x 10' 8" (2.36m x 3.25m)

Laid with laminate flooring, wall and base units, built in oven, hob and extractor fan. Double glazed window to rear.

**Bathroom** 6' 3" x 5' 4" (1.91m x 1.63m)

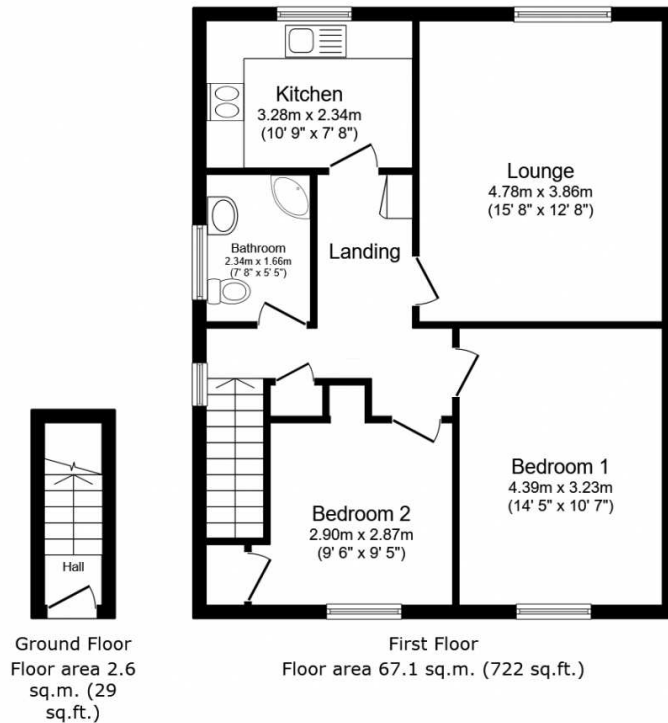
Laid with linoleum flooring, double glazed obscured window to side, low level W/C, vanity unit sink, walk in shower cubicle.

**Bedroom 1** 15' 1" x 10' 8" (4.60m x 3.25m)

Laid with fitted carpet, double glazed window to front and radiator.

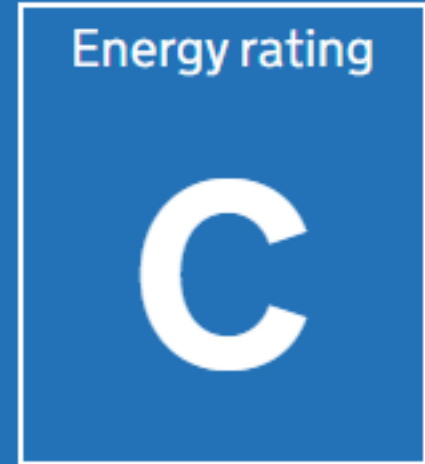
**Bedroom 2** 11' 2" x 9' 5" (3.40m x 2.87m)

Laid with fitted carpet, double glazed window to front and radiator.



Total floor area: 69.7 sq.m. (751 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Certificate number

**8637-3021-7300-0204-0206**



Tel : 441255420222  
Email : [salesandlettings@bondestates.co.uk](mailto:salesandlettings@bondestates.co.uk)  
Address : 71 Station Road Clacton-On-Sea Essex CO15 1SD

#### 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.