

# BLENHEIM ROAD, CLACTON-ON-SEA, ESSEX, CO15 1DN

Price

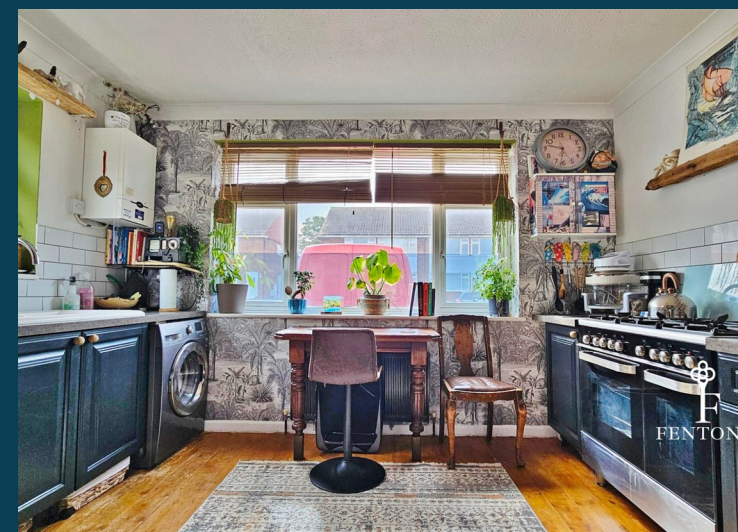
£229,995

FREEHOLD

- Two Double Bedrooms
- Internal Character Features
  - Large Conservatory
  - Secluded Rear Garden
- First Floor Bathroom & Ground Floor Cloakroom
  - Entrance Hall With Fitted Seating Area
    - Off Road Parking
    - Sought After Location
- Close Town Centre, Seafront & Railway Station With Direct Links To London Liverpool Street
- Council Tax Band - B / EPC Rating - TBC



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Fentons are delighted to bring to market this unique and beautifully presented TWO BEDROOM SEMI-DETACHED HOUSE. This charming property offers a wonderful blend of character and boasts a range of unique features alongside well proportioned accommodation throughout. The property comprises of two generous double bedrooms, a bright and airy kitchen, conservatory, family bathroom and a ground floor WC. Blenheim Road is ideally situated within easy reach of the town centre, mainline railway station with direct links to London Liverpool Street and seafront offering ideal coastal living. An early viewing is highly recommended to fully appreciate the space, character and location on offer.

Accommodation comprises of approximate room sizes

Obscured hardwood door leading to:

#### Entrance Hall

Stair flight to first floor. Fitted seating area with drawers under. Wooden flooring. Radiator. Doors to:

#### Kitchen

12'2" x 9'2"

Fitted with a range of floor level fronted units. Hard edge work surfaces. Inset one and a half composite sink and drainer unit. Cooker to remain. Further selection of units both at eye and floor level. Space for American style fridge/freezer. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Wooden flooring. Radiator. Sealed unit double glazed windows to side and front.

#### Cloakroom

Low level WC. Mosaic tiled flooring. Radiator. Obscured sealed unit double glazed window to side.

#### Lounge

13'8" x 12'2"

Mosaic tiled fireplace. Wooden flooring. Sealed unit double glazed sliding patio door leading to:

#### Conservatory

11'9" x 9'6"

Tiled effect vinyl flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to rear garden.

#### Landing

Loft access with pull down ladder which is partially boarded and has light connected. Doors to:

#### Bedroom One

13'8" x 12'2"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Two

12'2" x 9'2"

Built in wardrobe. Wooden flooring. Radiator. Sealed unit double glazed window to front.

#### Bathroom

Low level WC. Wash hand basin. Enclosed bath with wall mounted shower attachment. Part tiled walls. Wooden flooring. Wall mounted featured radiator and towel rail. Obscured sealed unit double glazed window to side.

#### Outside - Rear

Part paved area. Remainder laid to shingle and astroturf. Featured sunken pond. Array of trees and shrubs. Shed to remain. Raised wooden bed laid to soil. Enclosed by panelled fencing.

### Outside - Side

Block paved area providing additional seating area and main entrance leading to entrance door. Shed to remain. Outside tap and light.

### Outside - Front

Block paved and shingled driveway providing off street parking.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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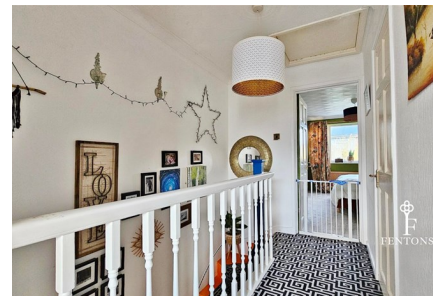
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

#### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

#### Disclaimer - Wide Angle Lens Etc

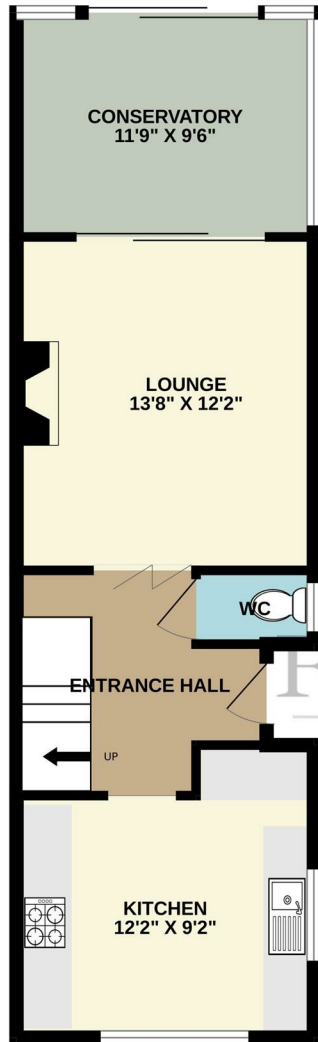
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



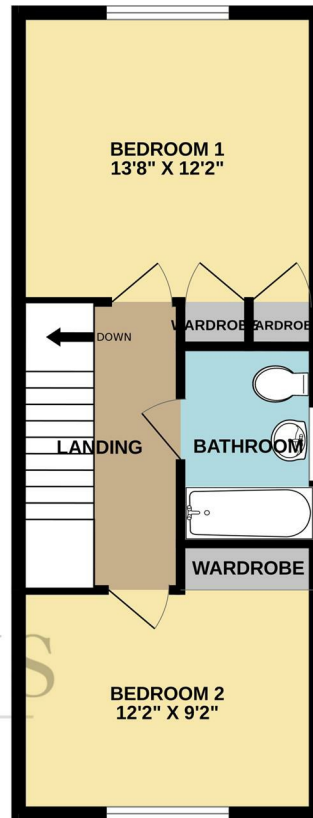
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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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