

NEVIN & WELLS

Residential

Established 2002



Spring Rise, Egham, TW20 9PS

OIRO £300,000 F/H

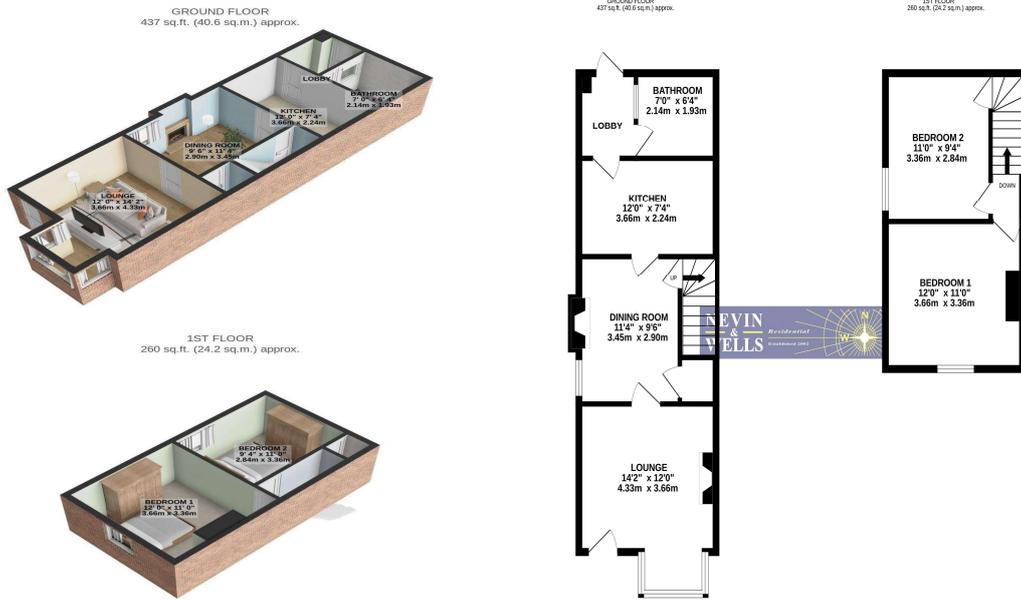


CASH BUYERS ONLY, UNMORTGAGABLE, ENTER AT OWN RISK!

A semi-detached Victorian cottage, positioned on a long sloping plot, in need of complete renovation. Benefits include two double bedrooms, two reception rooms, some original character features and 100ft (30.48m) rear garden. The mainline station and High Street are a 10 minute walk away and Magna Square, with its many shops, restaurants and bars is nearby.

Spring Rise, Egham, Surrey, TW18 9PS

FLOOR PLAN



TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

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 We are not a registered energy assessor. The accuracy of the figures provided may be affected by changes in energy prices, weather conditions, and other factors. We are not responsible for any errors or omissions. The figures are approximate and should not be used for any legal or financial purposes. The accuracy of the figures is not guaranteed. We are not a registered energy assessor. We are not responsible for any errors or omissions. The figures are approximate and should not be used for any legal or financial purposes. The accuracy of the figures is not guaranteed. We are not a registered energy assessor. We are not responsible for any errors or omissions. The figures are approximate and should not be used for any legal or financial purposes. The accuracy of the figures is not guaranteed.

EPC

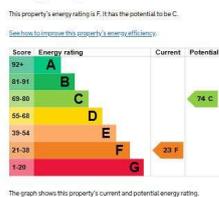
72 Spring Rise Egham TW20 9PS	Energy rating F
Told on 9 September 2022	Certificate number 4732-9079-0200-0536-0206

Property type	Semi detached house
Total floor area	79 square metres

Rules on letting this property

ⓘ You may not be able to let this property
 This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance on exemptions on the regulations and exemptions](#).
 Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score



COUNCIL TAX BAND:

D - Runnymede Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
 Nevin & Wells Residential on 01784 437 437 or
 visit www.nevinandwells.co.uk**



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.