



A superbly presented two bedroom terraced house, situated in a quiet cul-de-sac, within a few minutes walk of Egham station and new Magna Square development. This modern property offers two double bedrooms, spacious lounge/diner, luxury white bathroom, modern kitchen, downstairs cloakroom, double glazing, garage in block and electric heating. Access to Royal Holloway University and National Trust is within a half mile. **NO ONWARD CHAIN.**

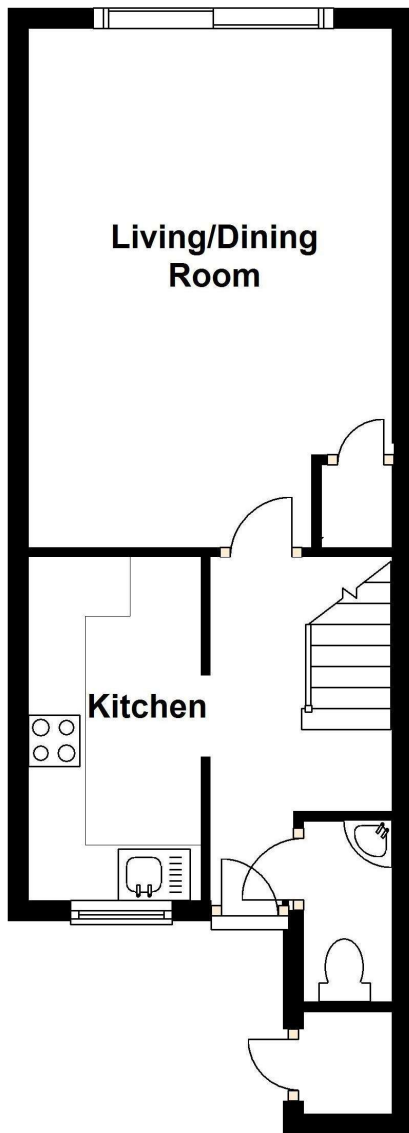
**Fitzrobert Place, Egham, Surrey, TW20 9JS**

- RECESS PORCH:** With storage cupboard to side and front door into:-
- HALLWAY:** 3.56m x 1.83m (11'8" x 6') Dimplex wall mounted electric storage heater. Stairs to first floor. Door into:-
- W.C:** 1.57m x 0.81m (5'2" x 2'8") In white with low level W.C, wash hand basin, ceramic tiled floor, access to fuse board. Frosted double glazed window to side.
- KITCHEN:** 3.56m x 1.72m (11'8" x 5'8") Range of white base and eye level units, laminated worktops, part tiled walls, space for dish washer, space for washing machine, space for fridge / freezer, built-in electric oven and four ring hob, overhead extractor filter. Stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window to front.
- LOUNGE / DINER:** 5.03m x 3.56m (16'6" x 11'8") Wall mounted Dimplex electric storage heater, coved cornice ceiling, under stairs storage cupboard. Double glazed sliding patio door into garden.
- LANDING:** 2.29m x 1.83m (7'6" x 6') Airing cupboard, hatch to loft space. Doors into all first floor rooms.
- BEDROOM ONE:** 3.56m x 3.20m (11'8" x 10'6") Wall mounted convector heater, coved cornice ceiling, built-in single wardrobe. Double glazed window to rear.
- BEDROOM TWO:** 3.56m x 2.44m (11'8" x 8') Wall mounted electric convector heater, built-in single wardrobe. Double glazed window to front.
- BATHROOM:** 1.98m x 1.68m (6'6" x 5'6") Luxury white suite comprising low level W.C, pedestal wash hand basin with chrome mixer tap, panel bath with chrome mixer tap and manual shower, fully tiled walls, ceramic tiled floor, wall mounted electric fan heater, folding glass shower screen, extractor fan.
- OUTSIDE**
- REAR GARDEN:** 33ft (10.05m) Paved patio, lawn area, various trees and shrubs. Rear access gate.
- FRONT GARDEN:** Small lawn, shrub bed.
- GARAGE:** Single garage in block with parking in front.
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

FLOOR PLAN

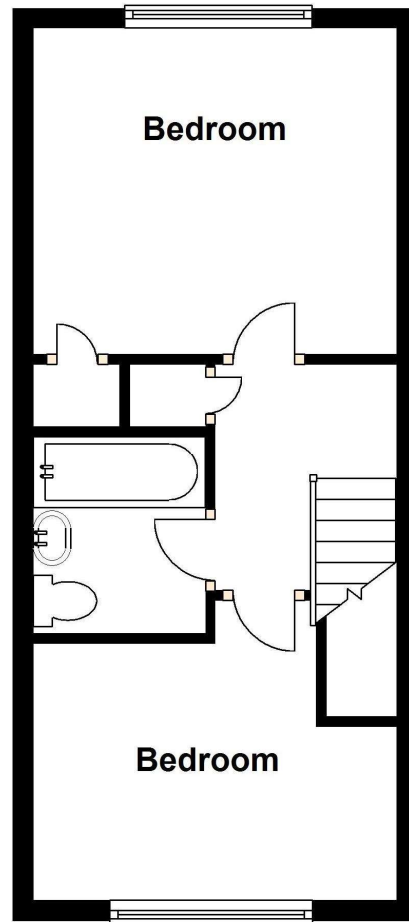
**Ground Floor**

Approx. 31.0 sq. metres (333.3 sq. feet)



**First Floor**

Approx. 28.7 sq. metres (309.3 sq. feet)








Total area: approx. 59.7 sq. metres (642.6 sq. feet)

While every effort has been made to ensure the accuracy of the floor plans contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by your prospective purchaser. The services, systems and appliances shown in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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

## Fitzrobert Place, Egham, Surrey, TW20 9JS

### EPC

Energy Performance Certificate		 <small>© Crown copyright 2009</small>					
<b>23, Fitzrobert Place, EGHAM, TW20 9JS</b>							
<b>Dwelling type:</b>	Mid-terrace house	<b>Reference number:</b> 8505-7925-3110-1529-2996					
<b>Date of assessment:</b>	11 May 2015	<b>Type of assessment:</b> RdSAP, existing dwelling					
<b>Date of certificate:</b>	11 May 2015	<b>Total floor area:</b> 63 m <sup>2</sup>					
<b>Use this document to:</b>							
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>							
<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 1,881</b>					
<b>Over 3 years you could save</b>		<b>£ 693</b>					
Estimated energy costs of this home							
	Current costs	Potential costs					
<b>Lighting</b>	£ 237 over 3 years	£ 141 over 3 years					
<b>Heating</b>	£ 1,164 over 3 years	£ 807 over 3 years					
<b>Hot Water</b>	£ 480 over 3 years	£ 240 over 3 years					
<b>Totals</b>	<b>£ 1,881</b>	<b>£ 1,188</b>					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>							
Energy Efficiency Rating							
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">66</td> <td style="text-align: center; vertical-align: middle;">91</td> </tr> </tbody> </table>	Current	Potential	66	91	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Current	Potential						
66	91						
Top actions you can take to save money and make your home more efficient							
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal				
1 Increase loft insulation to 270 mm	£100 - £350	£ 105					
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75					
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33					
See page 3 for a full list of recommendations for this property.							
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.							