



In need of refurbishment, a three bedroom Victorian home built in 1894, offering many original features. Benefits include original sash windows, feature cast iron fireplaces, upstairs bathroom, downstairs cloakroom, two reception rooms and 40ft (12.19m) West facing garden. Access to the new Magna Square and Egham Station is a ten minute walk away. This 'timewarp' property has **NO ONWARD CHAIN**.

Clarence Street, Egham, Surrey, TW20 9QY

- RECESS PORCH:** Tiled step. Original front door into:
- ENTRANCE HALL:** Electric storage heater, stairs to first floor. Original internal doors into lounge and dining room.
- LOUNGE:** **3.96m x 3.35m (13' x 11')** Electric storage heater, picture rail, tiled fireplace. Sash section original bay window to front.
- DINING ROOM:** **4.38m x 3.25m (14'4 x 10'8)** Electric storage heater, under stair storage cupboard, coved ceiling. Sash window to rear.
- KITCHEN:** **3.96m x 2.70m (13' x 8'10)** Range of Oatmeal colour base and eye level units, laminate worktops, space for appliances, larder cupboard. Built in electric oven and four ring gas hob, overhead extractor space. One and half bowl stainless steel single drainer sink unit with chrome mixer tap. Window to rear and door to side access.
- LANDING:** **6.42m x 0.80m (21' x 2'8)** Hatch to loft space, electric storage heater. Original doors into all rooms.
- BEDROOM ONE:** **4.37m x 3.42m (14'4 x 11'2)** Electric storage heater, built in wardrobe, storage cupboard, feature cast iron fireplace. Two original sash windows to front.
- BEDROOM TWO:** **3.42m x 3.25m (11'2 x 10'8)** Built in wardrobe, storage cupboard, feature cast iron fireplace. Original sash window to rear.
- BEDROOM THREE:** **2.70m x 2.07m (8'10 x 6'10)** Exposed floorboards. Double glazed window to rear.
- SHOWER ROOM:** White suite comprising low level W.C, wash hand basin, storage cupboard, walk in shower cubicle housing electric mixer shower, wall mounted gas water heater. Window to side.

OUTSIDE

- REAR GARDEN:** **40ft (12.19m)** West facing garden with lawn, outside tap, timber shed, various shrubs and side access.
- FRONT GARDEN:** Inset flower beds, dwarf brick wall to front.

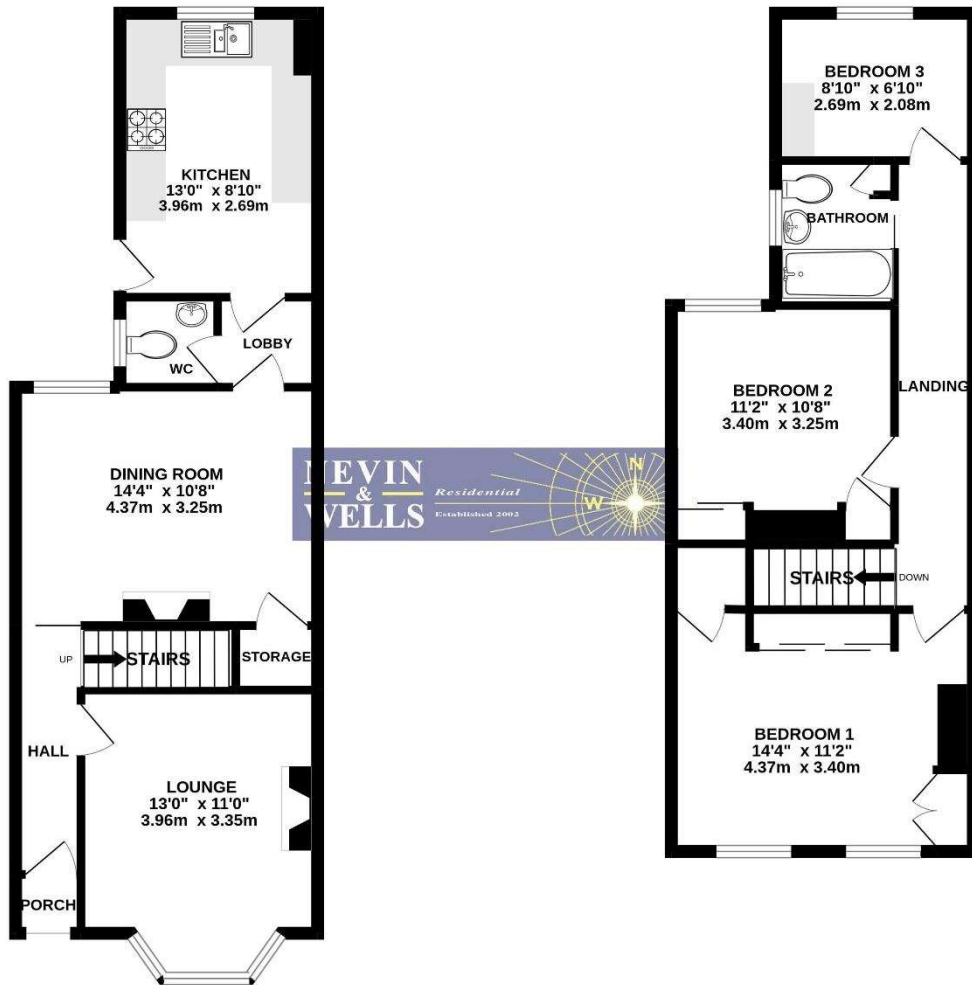
VIEWINGS: By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

Clarence Street, Egham, Surrey, TW20 9QY

FLOORPLAN

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.

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

Clarence Street, Egham, Surrey, TW20 9QY

EPC

74 Clarence Street EGHAM TW20 9QY		Energy rating F
Valid until 6 April 2032	Certificate number 0190-2543-8040-2102-7631	

Property type	Semi-detached house
Total floor area	89 square metres

Rules on letting this property

! You may not be able to let this property

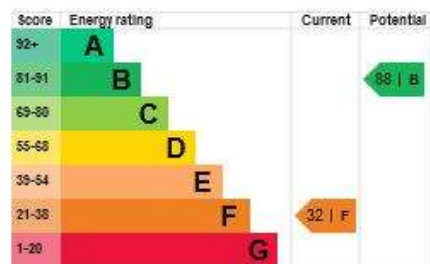
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60