



Vicarage Road, Egham, TW20 8NL

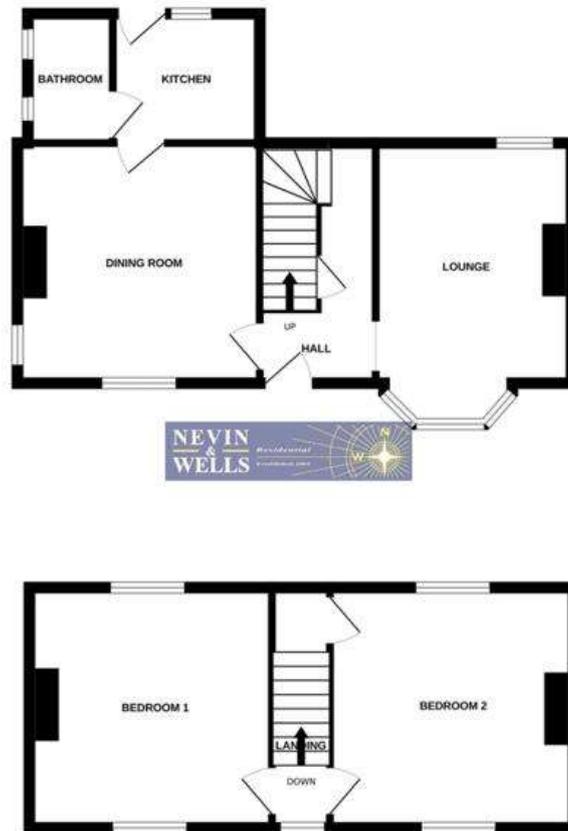
£450,000 Freehold



An excellent opportunity to acquire this Victorian detached residence which has planning permission to extend to the side and rear (plans available on request). The property is in need of renovation throughout. Located within walking distance of High Street amenities, mainline train station, Egham Orbit Leisure Centre and Magna Square. **NO ONWARD CHAIN**

Vicarage Road, Egham, Surrey, TW20 8PT

FLOOR PLAN



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

EPC

**Energy performance certificate (EPC)**

<b>RAILWAY COTTAGE VICARAGE ROAD EGHAM TW20 8PL</b>	<b>Energy rating</b> <b>F</b>	<b>Valid until:</b> 29 July 2021 <b>Certificate number:</b> 018042153-10302129-0975
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Property type: Detached house  
Total floor area: 95 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 (<https://www.gov.uk/guidance/landlords-what-to-do-if-you-have-an-energy-rating-of-f>).

Properties can be rented if they have an energy rating from A to E. The [accommodations 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

COUNCIL TAX BAND: D - Runnymede Borough Council