## 

RESIDENTIAL

ESTABLISHED IN 2002



Spring Rise, Egham, TW20 9PS

## OIEO £300,000 Freehold



## 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** GROUND FLOOR 437 sq.ft. (40.6 sq.m.) approx. 1ST FLOOR 260 sq.ft. (24.2 sq.m.) approx GROUND FLOOR 437 sq.ft. (40.6 sq.m.) appro BATHRO 7'0" x 6 2.14m x 1 BEDROOM 2 11'0" x 9'4" 3.36m x 2.84m KITCHEN 12'0" x 7'4" 3.66m x 2.24m BEDROOM 1 12'0" x 11'0" 3.66m x 3.36r DINING ROOM 11'4" x 9'6" 3.45m x 2.90m EVIN ELLS 1ST FLOOR 260 sq.ft. (24.2 sq.m.) approx. 14'2" x 12'0" 4.33m x 3.66m 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 TOTAL FLOOR AREA: 697 tsp1t. (64.7 sq rt), bgptere. White every strengt has been and are exact the occasion of the flooption costation from, measurement discov, whitebox, and any other times are approximate and one provided in the any every. Instation or enhancement. The plant is for flamoner providence only and flooption for any every. Instation or enhancement. The plant is for flamoner providence only and flooption for any every. Instation or enhancement. The plant is for flamoner providence only and flooption for any every instation or enhancement. The plant is for flamoner providence only and flooption for the plant is as to the providence of the plant. **EPC** F ules on letting this property t be able to let this n energy rating of F. It cann n registered. You can read g Energy rating and score

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

COUNCIL TAX BAND: D - Runnymede Borough Council

