



An excellent opportunity to acquire this four bedroom end terrace property located within walking distance of local shops, schools and local playing fields. The property is in need of complete refurbishment throughout and offers excellent project opportunity. Accommodation comprises lounge/dining room, kitchen, bathroom, separate W.C, 85ft rear garden and off street parking for two vehicles. **NO ONWARD CHAIN**

Roundway, Egham, Surrey, TW20 8BX

FLOOR PLAN

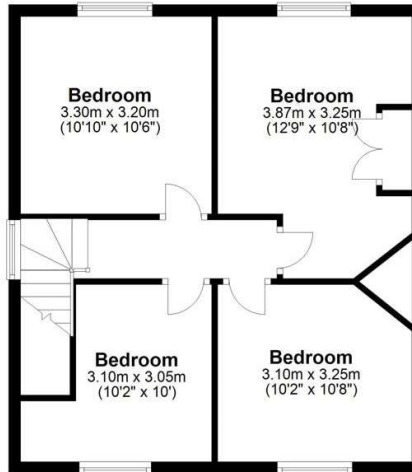
Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)

EPC

Energy performance certificate (EPC)

8 Roundway EGHAM TW20 8BX	Energy rating E	Valid until: 16 May 2032 Certificate number: 4812-2125-0000-0598-6296
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Property type: Semi-detached house

Total floor area: 98 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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/domestic-private-rented-properties-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Council tax band: D

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