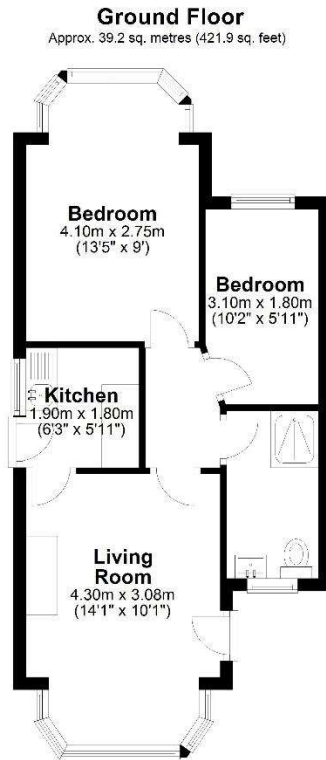




An excellent opportunity to acquire this two bedroom semi-detached bungalow in need of full refurbishment throughout. This property does offer excellent potential to extend or loft convert, subject to local authority approval. Accommodation comprises lounge, kitchen, bathroom, private front and rear gardens and detached garage. **NO ONWARD CHAIN.**

Fordwater Road, Chertsey, Surrey, KT16 8HL

FLOOR PLAN



Total area: approx. 39.2 sq. metres (421.9 sq. feet)

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

EPC

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 88 Fordwater Road CHERTSEY KT16 8HL | Energy rating D | Valid until: 29 September 2032 Certificate number: 7705-1006-3201-9642-1200 |
|---|---------------------------|--|

Property type: Semi-detached bungalow
Total floor area: 39 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND:

C - Runnymede Borough Council