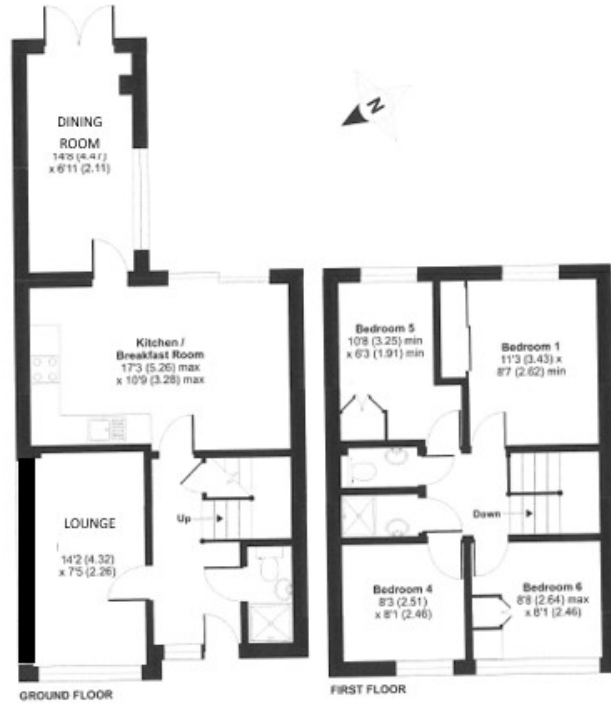




Previously let as a six bedroom house and achieving £1,875 per calendar month (£22,500 per annum) but with the potential to achieve £2,250 per calendar month (£27,000 per annum) which is in excess of a 6% yield. Previously a four bedroom family home with a ground floor extension and two bathrooms. Situated close to Royal Holloway University, shops and Windsor Great Park.

Elmbank Avenue, Englefield Green, Surrey, TW20 0TQ

**FLOOR PLAN**



Whilst every attempt has been made to ensure the accuracy of this floor plan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property of space on this plan. Any figure given is for visual guidance only and should not be relied on as a basis of valuation.  
Copyright nichecam.co.uk 2017 Produced for Nevin Residential REF : 236285

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

**EPC**

49, Elmbank Avenue Englefield Green EGHAM TW20 0TQ		Energy rating <b>C</b>
Valid until 15 August 2027	Certificate number 0354-2866-4763-9793-8895	
Property type	Mid-terrace house	
Total floor area	92 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](#).

**Energy efficiency rating for this property**

This property's current energy rating is C. 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