



North Street, Egham, Surrey, TW20 9RP

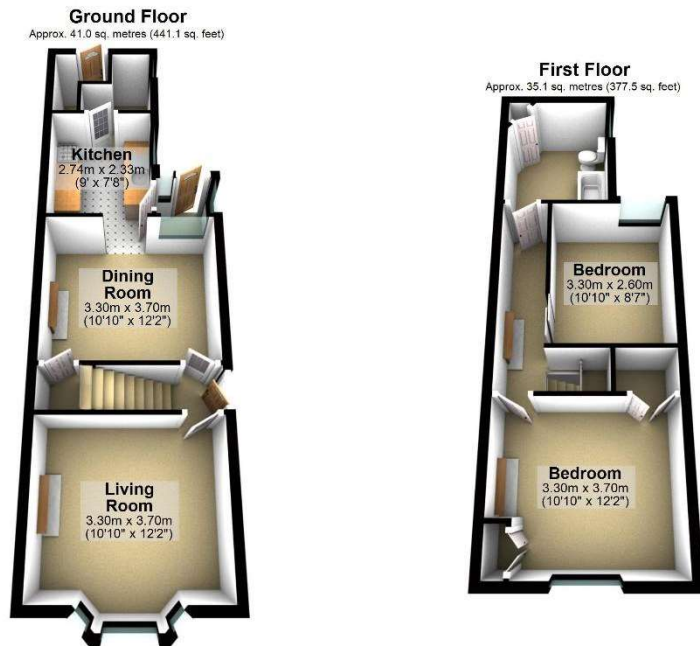
OIEO £400,000 Freehold



Located in the heart of Egham is this two bedroom Victorian semi-detached residence in need of complete modernisation and refurbishment throughout. Benefits include own driveway providing off street parking for up to two vehicles, private rear garden and potential to extend to the side and rear subject to planning permission. Further benefits include, two reception rooms, kitchen, bathroom, W.C and **NO ONWARD CHAIN. Zero stamp duty for first time buyers up to £425,000.**

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FLOOR PLAN



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

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

EPC

Energy performance certificate (EPC)

5 North Street EGHAM TW20 9RP	Energy rating E	Valid until: 4 April 2033 Certificate number: 0150-2015-5146-2007-7535
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Property type: Semi-detached house
Total floor area: 70 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-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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
32+	A		
81-91	B		41 B
69-80	C		
55-68	D		
35-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: D - Runnymede Borough Council