



**The Avenue, Old Windsor, SL4 2RS**

**£500,000 Freehold**



An ideal opportunity to put your mark on a property, as this three bedroom semi-detached home does require some updating. Situated in a lovely cul-de-sac and in the catchment area for schools in Windsor. In addition there are two receptions, first floor bathroom, 90ft rear garden and off street parking leading to garage. Being sold with **NO ONWARD CHAIN**.

**The Avenue, Old Windsor, Berkshire, SL4 2RS**

Open porch with front door to:

- ENTRANCE HALL:** Stairs to first floor with cupboard below, radiator and doors to:
- LOUNGE:** 3.50m x 3.05m (11'6 x 10') Tiled fireplace, double glazed bay window to front with radiator under.
- DINING ROOM:** 3.68m x 3.30m (12'1 x 10'10) Radiator and double glazed window to rear.
- KITCHEN:** 2.55m x 2.00m (8'4 x 6'7) Eye and base level units with rolled edge work surfaces and space for appliances, double glazed window to side and door to:
- UTILITY AREA:** With storage and external door to garden
- LANDING:** Double glazed window to side and doors to:
- BEDROOM ONE:** 3.68m x 3.50m (12'1 x 11'6) Built in wardrobes, double glazed bay window to front with radiator under.
- BEDROOM TWO:** 3.30m x 3.05m (10'10 x 10) Built in wardrobes, radiator and double glazed window to rear.
- BEDROOM THREE:** 2.55m x 1.80m (8'4 x 5'11) Radiator and double glazed window to front.
- BATHROOM:** Panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, low level W.C, radiator and double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** **Approximately 90ft.** Mainly laid to lawn, fully enclosed, flower and shrub borders with side gate to :
- DRIVEWAY:** Giving access to:
- DETACHED GARAGE:** Single built with double doors.
- COUNCIL TAX BAND:** E- Windsor and Maidenhead
- VIEWINGS:** **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



@NEVIN\_AND\_WELLS

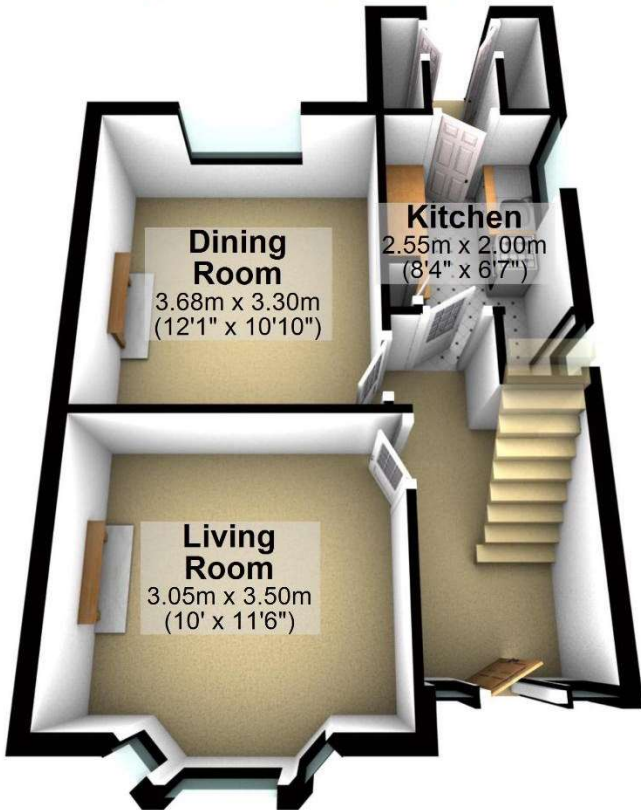
Scan the QR code to follow us on instagram

The Avenue, Old Windsor, Berkshire, SL4 2RS

FLOORPLAN

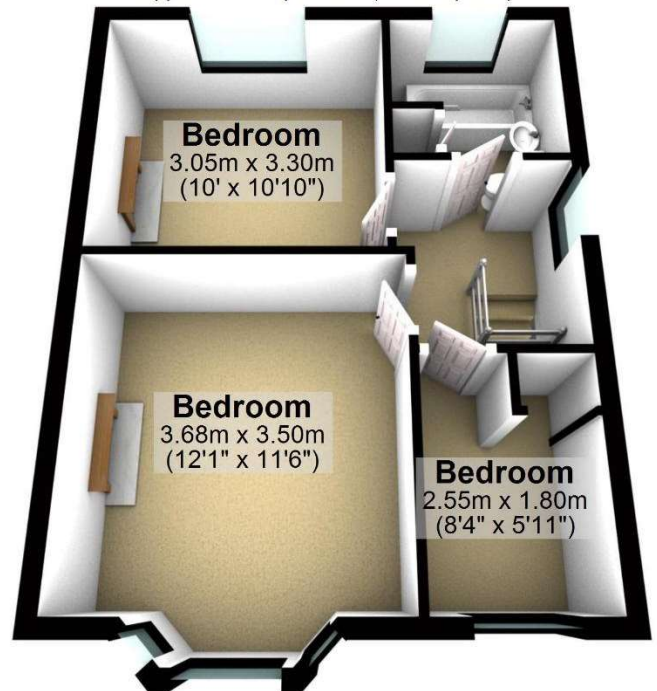
**Ground Floor**

Approx. 39.4 sq. metres (424.2 sq. feet)



**First Floor**

Approx. 37.2 sq. metres (399.9 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

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

The Avenue, Old Windsor, Berkshire, SL4 2RS

EPC

Energy performance certificate (EPC)		
15 The Avenue Old Windsor WINDSOR SL4 2RS	Energy rating <b>D</b>	Valid until: <b>13 April 2033</b>  Certificate number: 7300-3874-8222-6097-1473
Property type	Semi-detached house	
Total floor area	74 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 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 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
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		