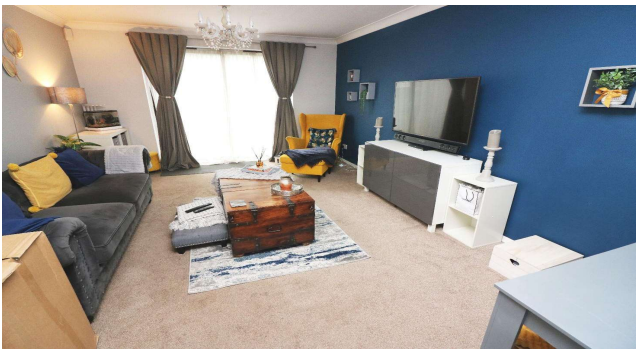




Fitzrobert Place, Egham, Surrey, TW20 9JS

£400,000 Freehold



A modern two bedroom end terrace house, situated in a quiet cul-de-sac, within a few minutes walk of Egham station and Magna Square Development. This spacious property offers lounge/diner, cloakroom, two double bedrooms, first floor bathroom, fitted kitchen, double glazing, garage in block and electric heating. Access to Royal Holloway University and National Trust is within half a mile. **NO ONWARD CHAIN.**

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- RECESS PORCH:** With storage cupboard to side and front door into:
- HALLWAY:** 3.56m x 1.83m (11'8 x 6') Dimplex wall mounted electric storage heater. Stairs to first floor. Door into:
- W.C:** 1.57m x 0.81m (5'2 x 2'8) Low level W.C, wash hand basin, access to fuseboard. Frosted double glazed window to side.
- KITCHEN:** 3.56m x 1.72m (11'8 x 5'6) Range of base and eye level units, laminated worktops, part tiled walls, space for washing machine, space for fridge/freezer, built in electric oven and four ring gas hob, overhead extractor filter. Stainless steel single bowl single drainer sink unit with chrome mixer tap. Double glazed window to front.
- LOUNGE/DINER:** 5.03m x 3.56m (16'6 x 11'8) Coved cornice ceiling, under stairs storage cupboard. Double glazed sliding patio door into garden.
- LANDING:** 2.29m x 1.83m (7'6 x 6') Airing cupboard, hatch to loft space. Doors into all first floor rooms.
- BEDROOM ONE:** 3.56m x 3.20m (11'8 x 10'6) Wall mounted electric convector heater, built in wardrobe. Double glazed window to rear.
- BEDROOM TWO:** 3.56m x 2.44m (11'8 x 8') Wall mounted electric convector heater. Double glazed window to front.
- BATHROOM:** 1.98m x 1.68m (6'6 x 5'6) Suite comprising low level W.C, pedestal wash hand basin with chrome mixer tap, panel bath with chrome mixer tap and manual shower, fully tiled walls. Frosted double glazed window to side.

OUTSIDE

- REAR GARDEN:** Approximately 40ft. (12.19m) Timber seating deck, lawn area, various trees and shrubs. Side access gate
- FRONT GARDEN:** Paved area, shrub bed.
- GARAGE:** Single garage in nearby block, also offers visitor parking spaces.
- COUNCIL TAX BAND:** D- Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



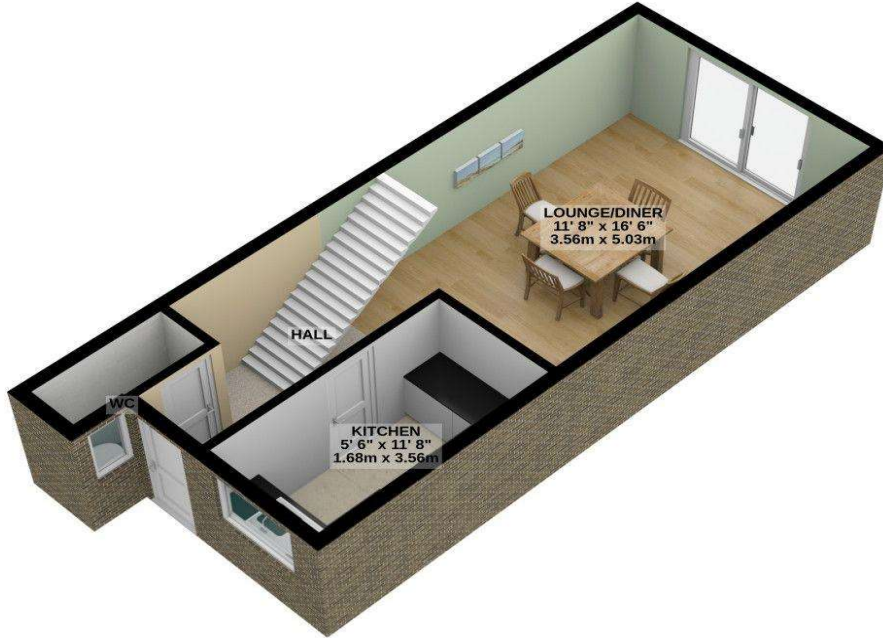
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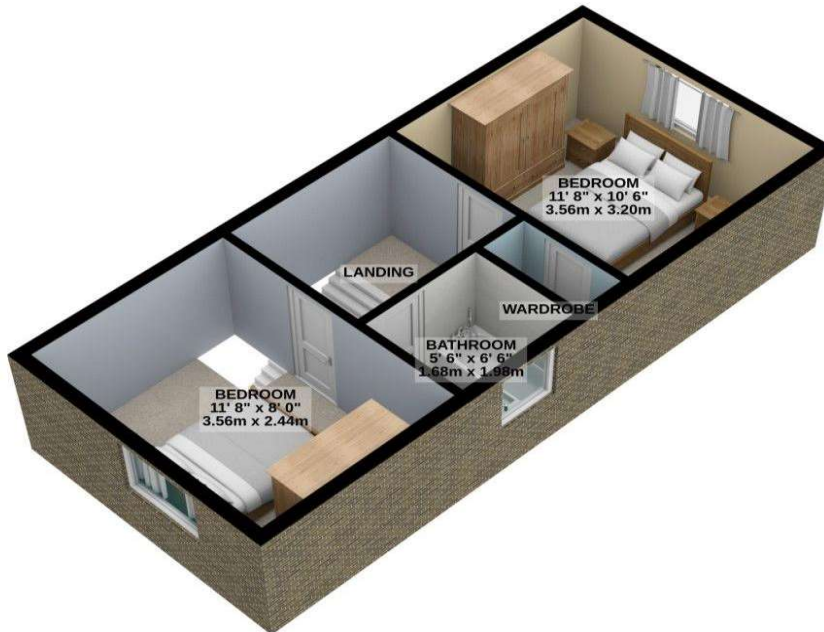
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FLOORPLAN

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2023

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

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EPC

| | |
|---|---|
| 10, Fitzrobert Place EGHAM TW20 9JS | Energy rating D |
| Valid until 25 May 2025 | Certificate number 2368-1011-7255-3865-3990 |

| | |
|------------------|-------------------|
| Property type | end-terrace house |
| Total floor area | 63 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](#).

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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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