



Herndon Close, Egham, TW20 9DE OIEO £325,000 Freehold

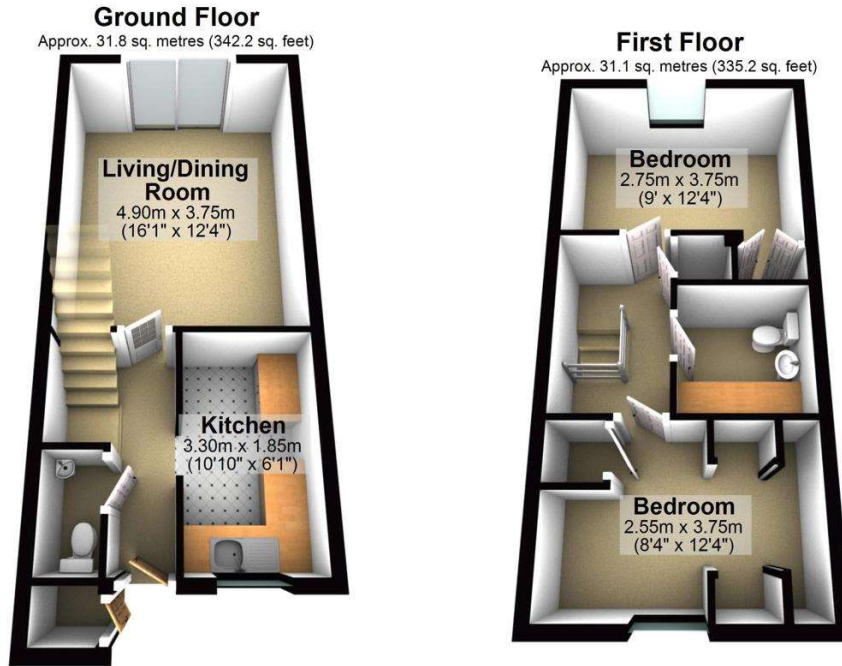


A fantastic opportunity to put your mark on a two bedroom house, as the property does require updating. Located in central Egham in a quiet cul-de-sac, only eight minutes from the station, Magna Square and High Street. This property is being sold with **NO ONWARD CHAIN** and the huge benefit of a garage, first floor bathroom, downstairs cloakroom, private rear garden and parking to front.

Zero stamp duty for FIRST TIME BUYERS up to £425,000.

Herndon Close, Egham, Surrey, TW20 9DE

FLOOR PLAN



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

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

EPC

Energy performance certificate (EPC)

11 Herndon Close EGHAM TW20 9DE	Energy rating D	Valid until: 21 May 2033 Certificate number: 6400-3527-6922-8126-1573
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Property type: Mid-terrace house

Total floor area: 62 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 rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
32+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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

COUNCIL TAX BAND: C - Runnymede Borough Council