



Glebe Road, Egham, Surrey, TW20 8BT

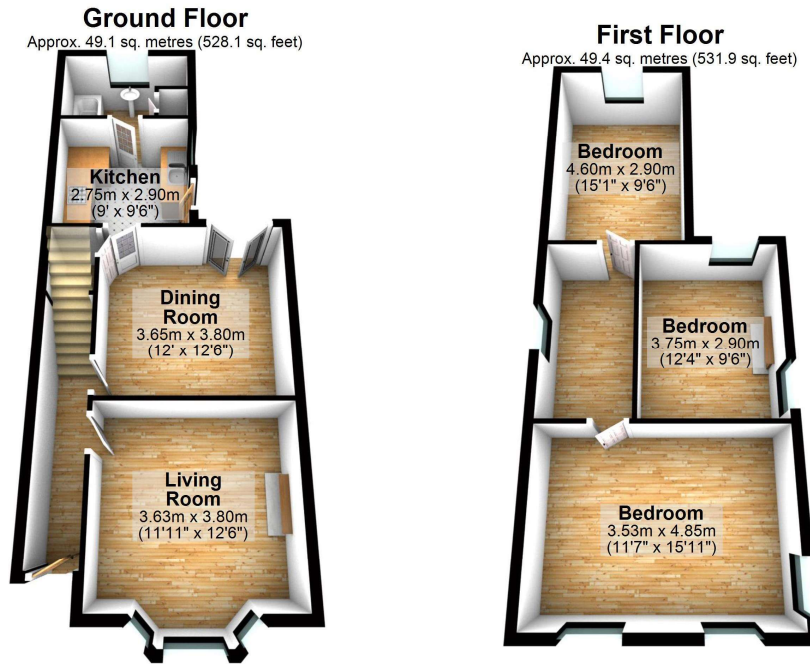
OIEO £400,000 Freehold



Offered to the market in need of refurbishment is this bay fronted three double bedroom Victorian detached property, situated in a residential road close to local shops and schools. The property offers entrance hallway, two reception rooms, functional kitchen, downstairs bathroom and approximately 80ft rear garden with gated side access. There is also further scope to extend (subject to planning permission) and **NO ONWARD CHAIN!**

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FLOOR PLAN



Total area: approx. 98.5 sq. metres (1060.0 sq. feet)

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

EPC

Energy performance certificate (EPC)

2 Glebe Road EGHAM TW20 8BT	Energy rating D	Valid until: 29 May 2033 Certificate number: 7902-1014-8265-2797-3284
Property type	Detached house	
Total floor area	90 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.](#)

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	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D - Runnymede Borough Council