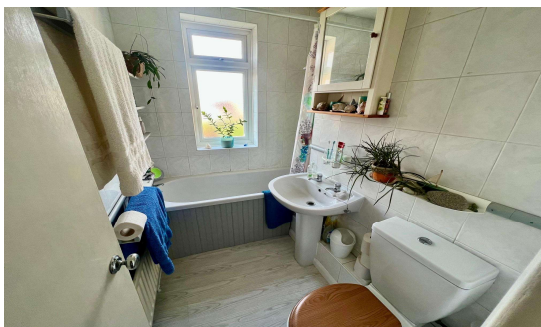
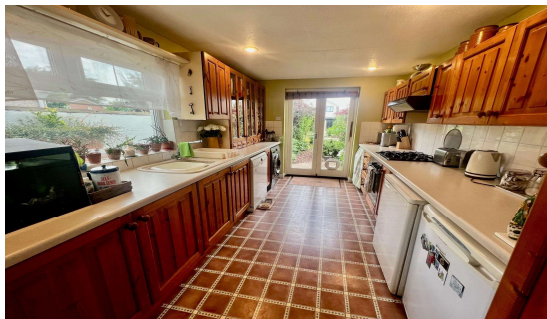




Warwick Avenue, Egham, TW20 8LW

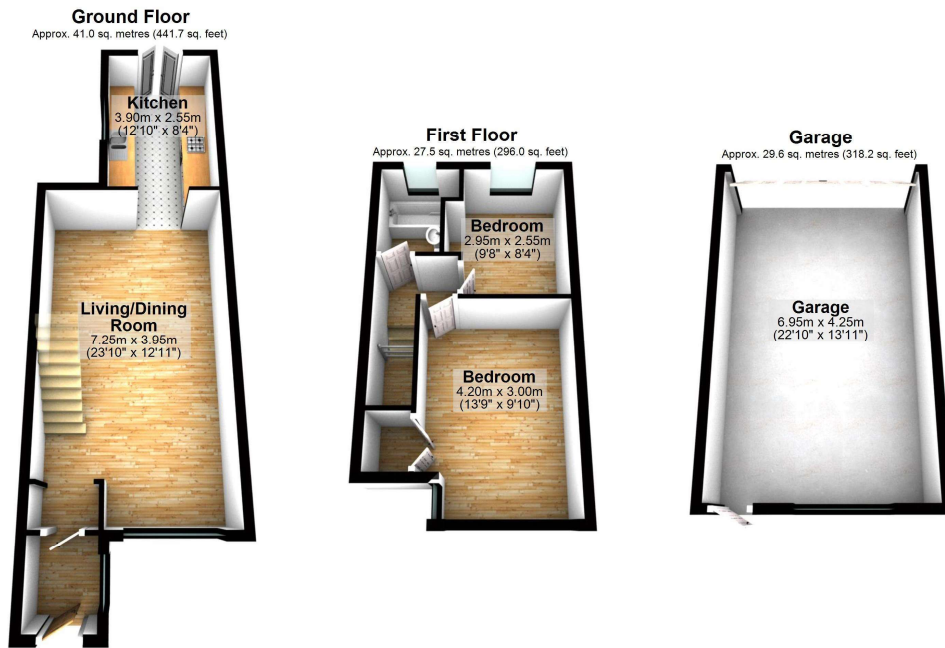
OIEO £370,000 F/H



An excellent opportunity to acquire this extended two bedroom terrace property located in this popular no through road. Benefits include a detached double garage, double car port, off street parking for one vehicle to the front of the property, through lounge/dining room, kitchen, first floor family bathroom and a private rear garden. Further benefits include double glazing and gas central heating. **Zero stamp duty for FIRST TIME BUYERS up to £425,000. NO ONWARD CHAIN.**

Warwick Avenue, Egham, Surrey, TW20 8LW

FLOOR PLAN



Total area: approx. 98.1 sq. metres (1055.9 sq. feet)

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

EPC

Energy performance certificate (EPC)

29 Warwick Avenue EGHAM TW20 8LW	Energy rating D	Valid until: 5 March 2033 Certificate number: 2609-7160-0522-2004-1773
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Property type: Mid-terrace house

Total floor area: 67 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		66 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C - Runnymede Borough Council