



**Fitzrobert Place, Egham, TW20 9JS**

**£400,000 Freehold**



A modern two bedroom terrace house, situated in a quiet cul-de-sac within a few minutes walk of Egham mainline train station and Magna Square development. The well presented and recently refurbished throughout accommodation comprises entrance hallway, recently installed kitchen, lounge/dining room, downstairs W.C, conservatory, landscaped rear garden, first floor bathroom and garage in nearby block. **NO ONWARD CHAIN.**

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

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Recessed entrance porch with double glazed main door to:

**ENTRANCE HALLWAY:** Stairs to first floor with new carpet, electric heater, under stair storage area housing washing machine, luxury vinyl flooring and doors to all rooms.

**DOWNSTAIRS W.C:** Low level W.C, wall mounted wash hand basin with tiled splashback, side aspect double glazed window and laminate wood effect flooring.

**BRAND NEW KITCHEN:** 3.56m x 1.72m (11'8 x 5'8) Comprising eye and base level units with square edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, induction hob and extractor over, space for other appliances, part tiled walls, luxury vinyl flooring and front aspect double glazed window.

**LOUNGE/DINING ROOM:** 5.02m x 3.56m (16'6 x 11'8) Coved ceiling, electric heater, under stair storage cupboard, luxury vinyl flooring and double glazed patio doors to:

**CONSERVATORY:** 3.35m x 3.05m (11'0 x 10'0) Double glazed all round, luxury vinyl effect flooring and rear aspect double glazed French doors to garden.

**FIRST FLOOR LANDING:** Access to loft, handrail and balustrading, airing/storage cupboard, newly fitted carpet and doors to all rooms.

**BEDROOM ONE:** 3.56m x 3.01m (11'8 x 10'4) Built in wardrobe, electric heater, luxury vinyl flooring and rear aspect double glazed window.

**BEDROOM TWO:** 3.56m x 2.43m (11'8 x 8'0) Built in wardrobe, electric heater, newly fitted carpet and front aspect double glazed window.

**BATHROOM:** White three piece suite comprising panel enclosed bath with riser and rain shower head over and glass shower screen, low level W.C, wall mounted wash hand basin, fully tiled walls, tiled flooring and extractor fan.

**OUTSIDE**

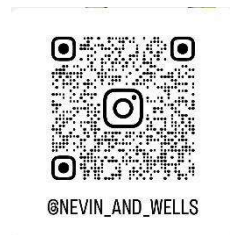
**PRIVATE LANDSCAPED REAR GARDEN:** Patio area, artificial lawn area, low maintenance flower area and enclosed by panel fencing. Access via rear gate.

**PARKING:** Residents parking.

**GARAGE:** In nearby block.

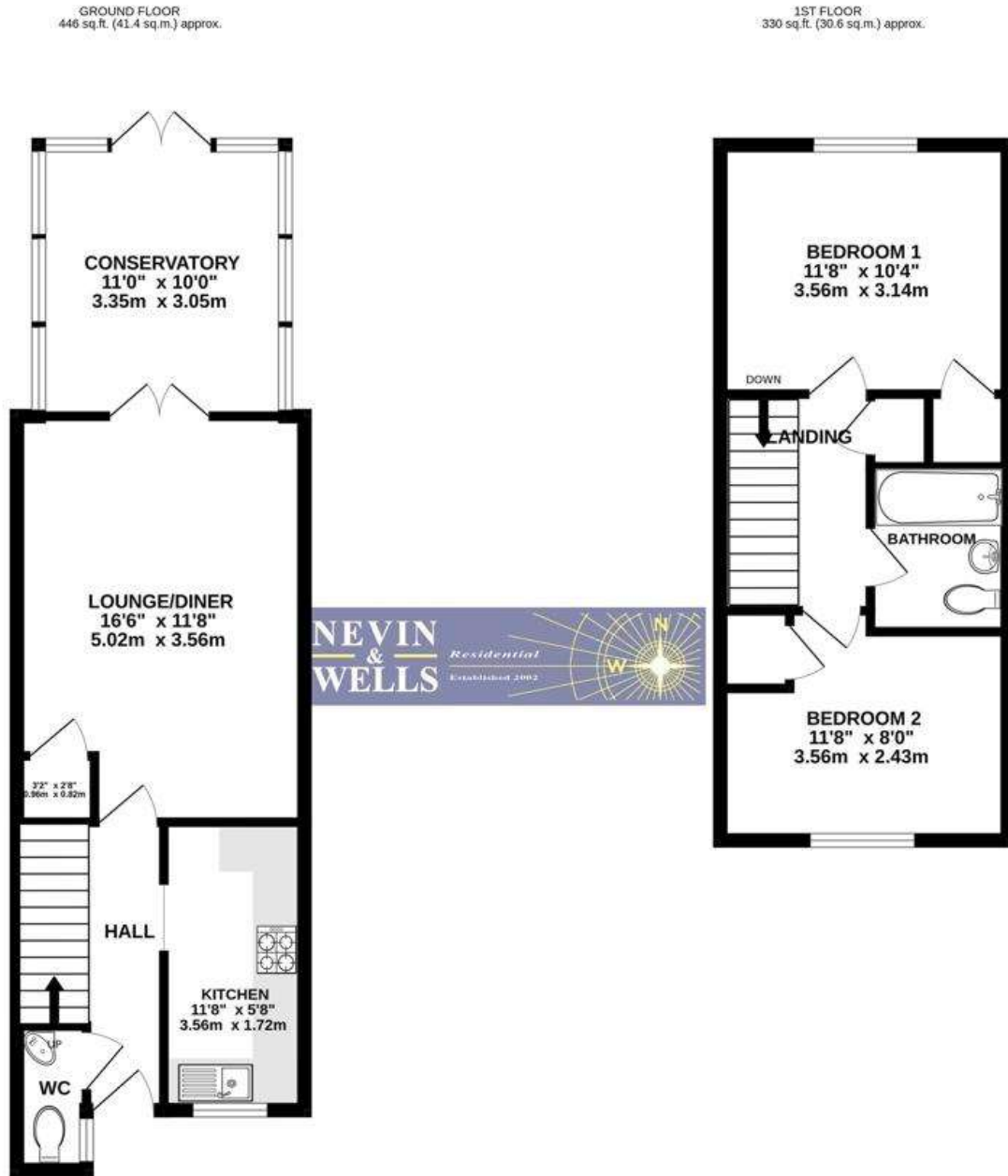
**COUNCIL TAX BAND:** E- Spelthorne Borough Council

**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)



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## FLOORPLAN



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



## Fitzrobert Place, Egham, Surrey, TW20 9JS

### EPC

21, Fitzrobert Place EGHAM TW20 9JS		Energy rating <b>D</b>
Valid until <b>23 July 2025</b>	Certificate number <b>0347-2864-6338-9425-0355</b>	

<b>Property type</b>	Mid-terrace house
<b>Total floor area</b>	61 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 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
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 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