



Hummer Road, Surrey, TW20 9BS

£1,650 pcm Guide Price

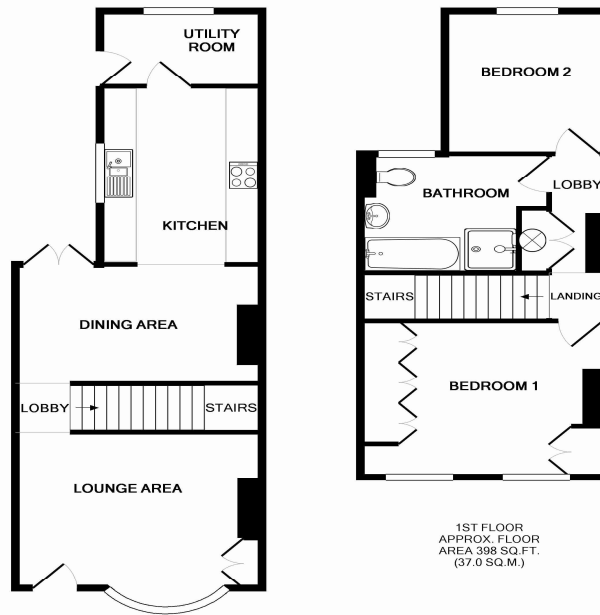


A charming semi-detached two bedroom Victorian cottage, superbly presented throughout, situated within a five minute walk of Egham High Street, Runnymede Meadow and mainline station. This character home benefits from spacious lounge/diner, double glazing, gas central heating, modern first floor bathroom, secluded rear garden, Birch effect kitchen and utility room.

AVAILABLE NOW - UNFURNISHED

Hummer Road, Egham, Surrey, TW20 9BS

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and Wells Residential have not tested any systems or appliances.

EPC

46 HUMMER ROAD EGHAM TW20 9BS		Energy rating D
Valid until 13 June 2031	Certificate number 0600-8140-0522-6090-6893	
Property type	Semi-detached house	
Total floor area	90 square metres	

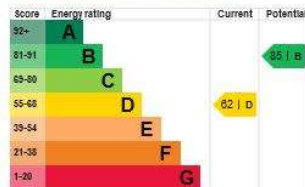
Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60