



**Spring Rise, Egham, TW20 9PS**

**£400,000 Freehold**



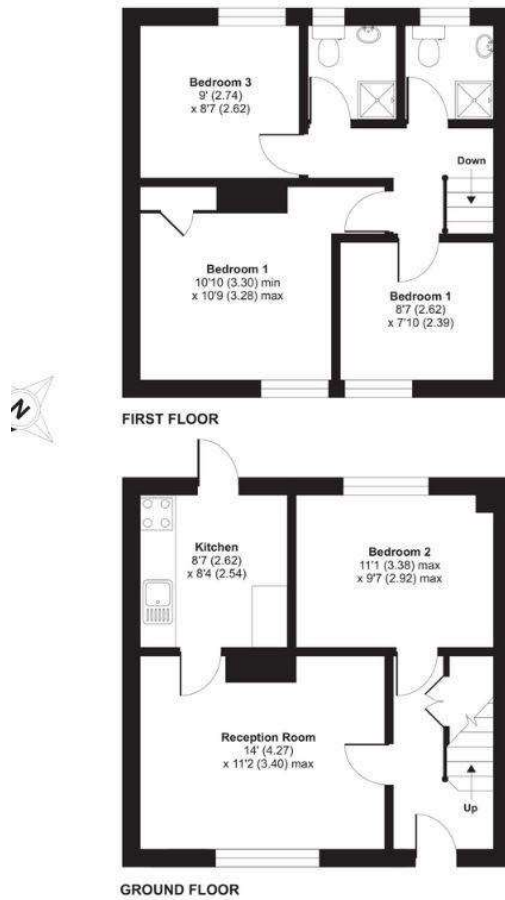
An excellent opportunity to acquire this four bedroom investment property, currently achieving £1,700 per calendar month rental income. Located in Central Egham just yards from High Street amenities, mainline trainline station and Royal Holloway university of London. **INVESTMENT BUYERS ONLY.**

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

# Spring Rise, Egham, Surrey, TW20 9PS

## FLOOR PLAN

APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT 74.8 SQ METRES



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

## EPC

38 Spring Rise EGHAM TW20 9PS		Energy rating <b>D</b>
Valid until 7 June 2032	Certificate number 1600-6190-0522-9023-1423	

Property type: Semi-detached house  
Total floor area: 74 square metres

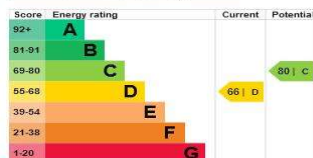
### Rules on letting this property

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 efficiency rating for this property

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

[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

**COUNCIL TAX BAND:**

**D - Runnymede Borough Council**