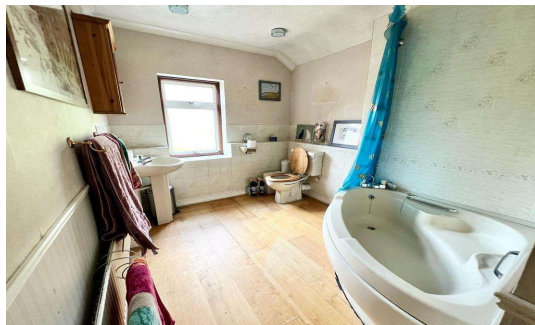




Rusham Road, Egham, TW20 9LP

£360,000 Freehold



A two bedroom Victorian semi-detached residence, located in the heart of Egham Town Centre, and just yards from Egham mainline train station and Magna Square development. Accommodation comprises two reception rooms, kitchen, first floor bathroom and a private rear garden. The property is in need of updating throughout. **NO ONWARD CHAIN.**

Rusham Road, Egham, Surrey, TW20 9LP

FLOOR PLAN



Total area: approx. 67.6 sq. metres (728.1 sq. feet)

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

EPC

Energy performance certificate (EPC)

40 Rusham Road EGHAM TW20 9LP	Energy rating E	Valid until: 12 September 2033 Certificate number: 9779-1015-1261-7727-6204
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Property type: Semi-detached house
Total floor area: 68 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).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

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		
69-80	C		
55-68	D		
39-54	E	44 E	67 B
21-38	F		
1-20	G		

COUNCIL TAX BAND: D - Runnymede Borough Council



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