

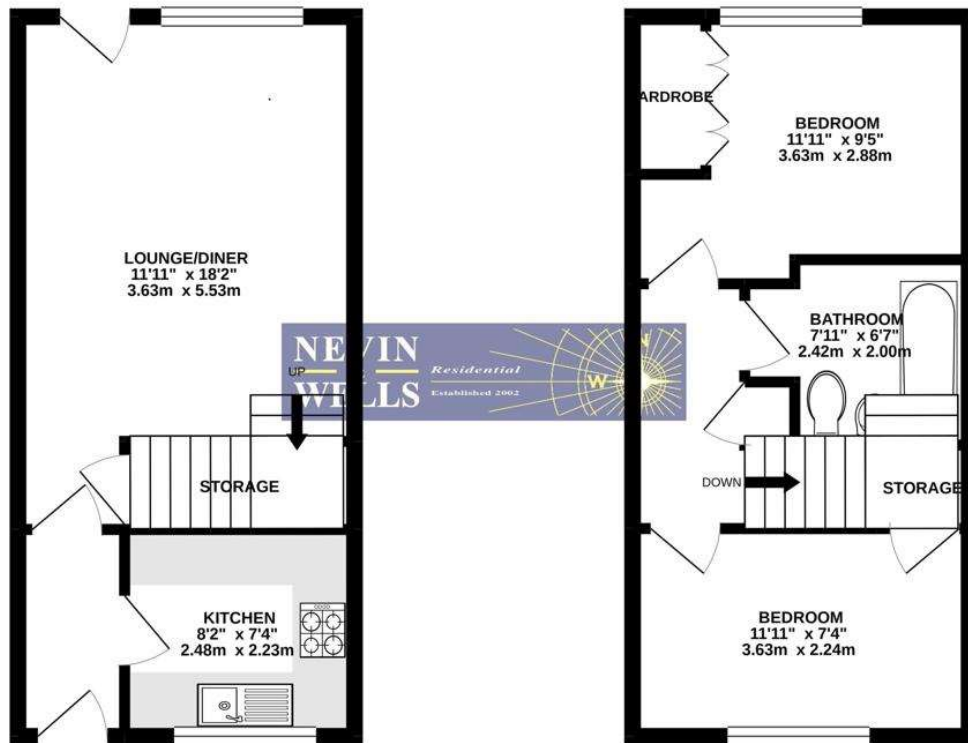


A modern two-bedroom house with garage in block to the rear of the property and parking space. Gas central heating and double glazing. Situated in a quiet road located within a ten-minute walk of Egham mainline station and the new Egham Gateway with the Everyman cinema and retail complex.

**AVAILABLE 7<sup>th</sup> December - Unfurnished**

# Nightingale Shott, Egham, Surrey, TW20 9SU

## FLOORPLAN



## EPC

5, Nightingale Shott EGHAM TW20 9SU		Energy rating <b>C</b>
Valid until 12 July 2028	Certificate number 0548-2887-6137-9098-4891	

Property type	Mid-terrace house
Total floor area	57 square metres

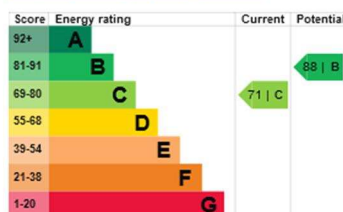
### Rules on letting this property

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 C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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